

NARRATIVE

Greenline Capital, LLC is proposing to develop a Hotel/Condominium project at the Summit Powder Mountain North Village area in the parcel identified as Parcel D3 on the Summit Eden Phase 1C Amendment 2 Plat (recorded 05 February 2016). The Selina Hotel proposal consists of 47 hotel rooms, 60 condominiums, a full-service restaurant/lounge, a tavern/speakeasy, a spa and a ski/bike shop. The proposal is a Selina-branded resort hotel with numerous amenities and commercial centers. It is located in the DRR-1 (Ogden Valley Destination and Recreation Resort Zone) in the Powder Mountain North Village Master Plan area.

The Selina Hotel is the first significant commercial project to be proposed in the Powder Mountain area. It plans to utilize Base Units allotted from the Powder Mountain Master Developer, SMHG, for its density requirements. The Weber County Land Management Code that address the DRR-1 Zone directs applicants to develop projects that 1) enhance and diversify quality public recreational opportunities, 2) contribute to the surrounding community's well-being and 3) instill a sense of land stewardship. The primary objective is to create recreational resort experiences. This proposed Selina Hotel fits very well with the overall objectives stated in the DRR-1 Zone. The project is expected to generate significant tourist tax dollars and minimally affect the existing infrastructure and services that Weber County currently enjoys.

Selina Hotel Program, Purpose and Appearance

The Hotel is five stories in height and is a total of 63,800 square feet. The overall site is 0.535 acres in size and the structure is located in the center of the North Village Core area of the Powder Mountain Resort. Height is approximately 56 feet from existing elevation. The Hotel will offer a combination of lodging services, food and beverage services as well as some limited resort-oriented commercial activities such as the bike/ski shop and the spa. Perhaps most importantly, it provides vitality and vibrancy to the entire resort area and really begins to anchor a Village Core that should be a significant economic development area for Weber County for years to come.

The architectural style and appearance of the Hotel is a modern, Scandinavian look which targets the demographic that Powder Mountain is hoping to attract. The signage and advertising will be understated and tasteful and a large mural is planned for the south end of the building. The project will be designed to invite people to experience its restaurants and taverns and the applicant hopes that it becomes a source of community energy and a gathering space that helps to propel the Village and the mountain in general forward in a positive and fiscally responsible manner.

The project proposes 60 condominiums that range in size from 182 square feet to 709 square feet. There are 30 units each on the third level (fourth floor including parking level) and 30 units on the fourth

level (fifth floor). All of the condominium units are one-bedroom units. There are only two end units that are 709 square feet, one on each floor. The next largest unit is 478 square feet and there are six units total in that range (three on each floor). The vast majority of condominium units are between 182 square feet and 289 square feet. There are 52 (out of 60) units that fall into this category. Obviously, these condominiums are very small and are designed to be used in conjunction with shared space throughout the Hotel. The condominiums look and feel like well-equipped hotel rooms. They are intended to be rented when the owner is not present, however that is an opt-in decision for the owner.

The Hotel will have a vibrant front lobby which will integrate with the adjacent restaurant and bar. Also, there is a co-working space that will further add to the vitality of the space. The hotel will have offices, front desk, guest storage and valet service. The hotel kitchen is adjacent to this area as well. Guests will access via centrally located elevators and stairs. The hotel rooms mirror the square footages outlined in the condominium proposal above. There are 47 proposed dedicated hotel rooms for nightly rentals. This is of paramount importance to the Selina Hotel operators that they have dedicated rooms to make the hotel operations function appropriately. The hotel parking will be addressed primarily by a valet service that is integral to the hotel's operation. The valet service will utilize a combination of underground spaces, adjacent street spaces and a nearby parking lot to accommodate the parking and traffic flow. The parking plan is explained in detail in Exhibit A of this submittal.

We are proposing one small encroachment on the west side of the building. There is an overhang onto the road Right-of-Way that begins approximately eleven (11') feet in height off of the ground. We discussed this with the representatives from the Building Department, the Planning Department and the Community Development Department and their initial reaction was that this should not be an issue. The encroachment is an overhang and does cross the ROW line by about three feet in width and about 28 feet in length. It is not a significant impact and should not interfere with either snow plowing or any utility easements or interference whatsoever.

Selina Hotel Proposed Commercial Uses

The Selina Hotel is designed to be a destination hotel, with all amenities located within the hotel area. There is a main restaurant and bar area that is combined with a co-working space. This is designed to be the "heart" of the hotel and a place where people can gather and share ideas. The tavern on the ground floor is more of a music and lounge area and both the restaurant and the tavern will be open to the public. Additionally, there are media rooms and reading rooms planned so that owners and guests can have a quiet place to relax and enjoy media or their favorite book. The spa use will be the first of its kind of business in the Powder Mountain area and the offerings will reflect similar spas in resort areas. Lastly, a ski/bike shop is planned to add to the recreational service amenities.

The commercial and common space uses and their square footages are proposed according to the following table:

Use	Square Footage
Restaurant/Bar	4,668 sf

Ski/Bike Shop	317 sf
Tavern	808 sf
Spa	1,172 sf
Totals	6,965 sf

The combination of commercial and lodging will attract destination tourists to enjoy the incredible Powder Mountain experience. Hotels are strong tax generators and generally do not impact area schools, services and infrastructure. The proposal includes a strong variety of tax-producing commercial businesses as a central core function of the hotel.

Again, thank you for the opportunity to present Weber County with this proposal. Greenline deeply appreciates your consideration of this application and is very open to any comments and questions that the Staff, the Planning Commission and the County Council may have to improve the project and make for a better overall resort experience.

EXHIBIT A. Considerations Relating to Traffic Safety and Traffic Congestion

June 26, 2019

Selina Hotel at Powder Mountain Parking Plan

In order to determine what specific concerns that the Planning, Building and Community Development wanted to see for the traffic section of this submittal, the applicant met with the Directors of the above Departments to seek their feedback prior to this submittal. Their concerns were mostly centered around parking requirements. This letter will examine the parking requirements of a resort hotel and how the applicant and Powder Mountain have agreed to manage those requirements. It should be noted that this is an initial parking plan, as the Powder Mountain North Village will continue to shape and evolve over time. As land becomes more valuable and covered parking becomes a more cost-effective way to deal with parking, the Village will evolve to accommodate those concerns. The following represents the applicant's initial proposal on the number and allocation of spaces. However, because resort condominium hotels are not specifically covered by the Weber County Land Management Code, there is some guess-work on what will be required. The applicant is more than open to suggestions from the Staff and Planning Commission to try to improve the parking plan.

Overall Parking Plan

The Selina Hotel will require a significant number of parking stalls in order to function properly. As is common in urban areas, where Salina currently primarily operates, a hotel valet system is used to manage the traffic and parking for the hotel and the accompanying uses. Salina plans to have parking valets/attendants manage the traffic for the hotel by shuttling owners and guests to a nearby parking area located south of the Village Lift. The lot will be graveled, but remain unpaved because of its likely conversion in the future for development. The attendants will have a small warming facility at the lot to operate from and park the shuttle. The parking will rely on the valet system with only about 17 interior spaces available to be parked, tandem-style, in the hotel itself.

There are also about 31 street parking spaces available in the immediate vicinity of the proposed hotel. The overall plan calls for these spaces to be used primarily by the patrons of the commercial uses located in the hotel (spa, restaurant, tavern). This will add to the vibrancy of the area and encourage owners and hotel guests to use the valet parking which is adjacent to the hotel and convenient. It may be prudent to have a maximum time on these particular spaces for that reason. Additionally, all hotel and associated commercial staff will be required to use the valet service.

The proposed location of the parking lot is approximately 300 feet from the hotel. This is not an excessive distance to walk, much less shuttle people back and forth. The grade is essentially level and there are no obstructions between the hotel and this location. Powder Mountain has specifically requested that public skier traffic be restricted to the existing resort parking lots and not this North

Village Lot. Their concern is that if public parking is allowed, the parking demand will quickly overwhelm the lot's ability to gracefully absorb the traffic and hotel owners and users will be excluded. While the hotel desires to attract day-users to the food and beverage facilities and the spa, this should be accomplished with maintaining 31 spaces on the streets around the hotel for their use. Day-use commercial patrons can also use the valet/shuttle service as space allows.

Aligning the Weber County parking Code with the proposed Selina Hotel uses requires some assumptions because resort hotels are not explicitly covered in the Code. Some uses, such as the restaurant and tavern, transfer readily as the Code covers them well. Other uses are not so apparent as to the parking requirements. In that vein, the applicant is proposing the following table of uses and required stalls that should be considered under the spirit of a "first draft" and is subject to the advice and counsel of the Staff and Planning Commission.

Use	Proposed # Stalls
60 hotel-room Condominiums	60*
47 Hotel Rooms	24**
Restaurant	28**
Tavern	15**
General Commercial (@2,300 sqft)	12**
Total	139 Stalls

** as per Weber County Code

* The only close comparable in the Weber Code is the condo reference but this appears to be more suited to more traditional condos than the very small (avg. 260 sf) units that are being proposed.

EXHIBIT B. Considerations Relating to Outdoor Advertising

June 25th, 2019

Selina Hotel at Powder Mountain Outdoor Advertising Plan

The Selina Hotel brand has become one of the most popular destination hotels for the “digital nomad” group of young entrepreneurs. Selina originated in largely urban areas and for that reason is very used to working with advertising restrictions and developing a highly distinctive brand and at the same time maintaining a very subtle profile. The following pages represent the types of Selina Hotel signs that currently exist and will be proposed to exist at the Powder Mountain site. As is apparent, the Selina brand is understated and is neither ostentatious nor flashy. We do not anticipate that the Planning Staff or Planning Commission will have any undue concerns regarding our final sign package. Please review the following pages and please let us know if there are any questions or concerns regarding their proposed outdoor advertising.

Selina

Examples

Look & Feel

Introduction
Proportions
Materials



Selina

Examples

Look & Feel

Introduction
Proportions
Materials





The Selina logo can be applied on and with every material. It can be wood, metal or another texture. It is only important that the proportions are used right.

Selina

Selina

Examples

Wood

Introduction
Proportions
Materials



Selina

Examples

Metal

Introduction
Proportions
Materials



Selina



Selina

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EXHIBIT C. Considerations Relating to Landscaping

The Selina Hotel proposal has very little landscaping associated with the project due to its location in the North Village Core area. The site plan shows planters with vegetation to break up the front of the hotel and add texture to the overall massing and site design. The design is meant to be semi-urban in nature which fits with the objectives of the Village Core, so landscaping was not a significant consideration. The building itself encompasses virtually the entire building pad, so there is not much opportunity have extensive landscaping associated with the land plan. The areas remaining should probably be utilized primarily for snow removal, however we are open to any comments form Staff and Commission relative to the landscaping component of the project.

EXHIBIT E. Considerations Relating to Utility Easements, Drainage, and other Engineering Questions

June 27, 2019

Selina Hotel Considerations Relating to Utility Easements, Drainage and other Engineering Questions

The Selina Hotel at Powder Mountain is proposing to utilize the existing utility infrastructure in place on Summit Pass Road. The existing infrastructure is a 15" storm drain pipe which connects to the overall North Village utility masterplan infrastructure. Our engineers, Ensign Engineers (Mr. David Jenkins 801-255-0529), has determined both pre-development and post-development runoff calculations and those are attached to this memo as is the total amount of runoff and the impact to the existing storm water drainage system. As far as we can tell, we do not have concerns or conflicts with existing utility easements. This is pending a review by the Weber County Building Department, Engineering Department and the Public Works Department to determine if there are concerns we need to address in this regard.

From: David Jenkins <djenkins@ensignutah.com>

To: rory murphy <paladinparkcity@aol.com>

Cc: Alex Hawkins <ahawkins@ensignutah.com>; Thomas Mazejy <tmazejy@ensignutah.com>; jakev <jakev@myscandinavian.com>; ryan <ryan@greenlinecapital.us>

Subject: RE: autoCAD files

Date: Tue, Jun 25, 2019 3:28 pm

Attachments: Rational - Exist.pdf (95K), Rational - Proposed.pdf (95K)

Rory,

For the 0.53 acre site the existing runoff for the undeveloped site is 0.38 cfs. When it is completely developed the runoff will be 1.71 cfs. This is an increase of 1.33 cfs which isn't a significant number. It is hoped that the existing storm drain system has the capacity for this. Let me know if you need anything else at this time.

Thanks,

David Jenkins, P.E. | Principal

Main 801.255.0529 | Cell 801.631.2999

djenkins@ensigneng.com | ensigneng.com

From: rory murphy <paladinparkcity@aol.com>

Sent: Tuesday, June 25, 2019 9:55 AM

To: djenkins@ensignutah.com

Cc: ahawkins@ensignutah.com; tmazejy@ensignutah.com; jakev@myscandinavian.com; ryan@greenlinecapital.us

Subject: Re: autoCAD files

David/Alex,

Weber County Planning has asked for the approximate storm water calculations for the new hotel in order to sign off on the storm drain capability. Since we are essentially covering the entire site, we have made it all impermeable surface. Could you give me an approximate estimate of the before and after calculations for storm water runoff from the site?

Thanks,

STORM DRAIN DETENTION



PROJECT TITLE: Powder Mountain Main Street		PROJECT NUMBER: 8353B
LOCATION: Eden, Utah		DATE: 06/25/19
OWNER:		SHEET: 1 OF 1
DESIGNED BY: T. Mazejy	CHECKED BY: D. Jenkins	APPROVED BY: D. Jenkins

AREA CALCULATION

HARDSCAPE AREA :	0.00	acres	runoff coeff. C :	0.90
Offsite	0.00			0.75
LANDSCAPE/NATIVE AREA :	0.53	acres	runoff coeff. C :	0.20
TOTAL AREA :	0.53	acres	WEIGHTED C :	0.20

RUNOFF CALCULATION

(10-yr)

100 Year Design Storm

				Allowable Runoff	0	cfs/ac
				Total allowable runoff	0.000	cfs
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft ³)	Allowed Runoff (ft ³)	Storage (ft ³)
5	0.11	4.39	300	140	0	140
15	0.11	2.77	900	264	0	264
30	0.11	1.86	1,800	355	0	355
60	0.11	1.15	3,600	439	0	439
120	0.11	0.73	7,200	560	0	560
180	0.11	0.53	10,800	604	0	604
360	0.11	0.35	21,600	801	0	801
720	0.11	0.24	43,200	1,081	0	1,081
1440	0.11	0.17	86,400	1,529	0	1,529
				STORAGE REQUIRED :		1,529
				STORAGE PROVIDED :	xx	

PEAK FLOW

10 Year Design Storm

	$Q_{peak} = CIA$				
Flow Calculations					
C =	0.20				
I (in/hr)	3.58				
A(acres) =	0.53				
$Q_{peak}(cfs) =$	0.38				

STORM DRAIN DETENTION



PROJECT TITLE: Powder Mountain Main Street		PROJECT NUMBER: 8353B
LOCATION: Eden, Utah		DATE: 06/25/19
OWNER:		SHEET: 1 OF 1
DESIGNED BY: T. Mazejy	CHECKED BY: D. Jenkins	APPROVED BY: D. Jenkins

AREA CALCULATION

HARDSCAPE AREA :	0.53	acres	runoff coeff. C :	0.90
Offsite	0.00			0.75
LANDSCAPE/NATIVE AREA :	0.00	acres	runoff coeff. C :	0.20
TOTAL AREA :	0.53	acres	WEIGHTED C :	0.90

RUNOFF CALCULATION

(10-yr)

100 Year Design Storm

100 Year Design Storm				Allowable Runoff	0	cfs/ac
				Total allowable runoff	0.000	cfs
Time (min)	CA (Acres)	Precipitation (in/hr)	Time (sec)	Cumulative Runoff (ft³)	Allowed Runoff (ft³)	Storage (ft³)
5	0.48	4.39	300	628	0	628
15	0.48	2.77	900	1,189	0	1,189
30	0.48	1.86	1,800	1,597	0	1,597
60	0.48	1.15	3,600	1,975	0	1,975
120	0.48	0.73	7,200	2,521	0	2,521
180	0.48	0.53	10,800	2,720	0	2,720
360	0.48	0.35	21,600	3,606	0	3,606
720	0.48	0.24	43,200	4,863	0	4,863
1440	0.48	0.17	86,400	6,883	0	6,883
				STORAGE REQUIRED :	6,883	
				STORAGE PROVIDED :	xx	

PEAK FLOW

10 Year Design Storm

$Q_{peak} = CIA$					
Flow Calculations					
C =	0.90				
I (in/hr)	3.58				
A(acres) =	0.53				
$Q_{peak}(cfs) =$	1.71				

EXHIBIT F. Weber County Design Review Code/DRR-1 Zone

We felt that the best way to demonstrate the Selina Hotel proposal is in compliance with prior development concept plans is to compare it to the intentions of the Sections of the Weber County Land Management Code that the project would need to address. We will provide any additional information that the Staff feels is necessary to ensure that this project is compliant with the intent of the DRR-1 Zone.

In the DRR-1 Zone, Section 104-29-2, the General Design Layout requests that

“A destination and recreation resort shall have a general design that concentrates commercial and residential uses within a Village Core.”

The proposed Selina Hotel appears to be exactly what is envisioned under the DRR-1 Zone and is the first major commercial project in the Powder Mountain Resort area. The economic benefit of a destination resort hotel is significant and it will create vitality and vibrancy within the Resort.

Design Review Overview.

Sec. 108-1-1. - Purpose.

- (a) The purpose and intent of design review by the planning commission is to secure the general purposes of this chapter and the master plan and to ensure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood. We are confident that the proposed Selina Hotel plan fits harmoniously with the purpose of the Zone and does not impair orderly development of the remaining construction in the North Village Core.
- (b) It shall not be the intent of this chapter to restrict or specify the particular architectural design proposed or to specify the exterior detail or design, color, or materials proposed by the applicant, except as such detail is of such magnitude as to affect the general appearance and compatibility of the development with its surroundings or as guided by the Ogden Valley Architectural and Landscape chapter. The general appearance will be compatible with surrounding uses and has been reviewed by the Powder Mountain HOA group. The design is a contemporary Scandinavian design that will fit very well with the current vernacular of the Powder Mountain Resort.

Sec. 108-1-2. - Application and review.

- (a) All applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may

be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances. In the Ogden Valley Destination and Recreation Resort Zone at elevations of at least 6,200 feet above sea level, the buildings with a total footprint of less than 75,000 square feet may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances and/or the intent of the applicable master plan. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit. *The plan does not exceed 75,000 square feet, nonetheless, we are committed to a thorough process and will make any appearances, undergo any processes or submit any reports that the Planning Director recommends.*

- (b) All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full-scale set of PDF files of the respective plans.

Sec. 108-1-4. - Considerations in review of applications.

The planning commission and/or the planning director shall consider the following matters and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

(1) *Considerations relating to traffic safety and traffic congestion.*

- a. The effect of the development on traffic conditions on abutting streets. *The effect of the development should not unduly impact traffic conditions due to the remote location of the facility and the resort nature of the property.*
- b. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways. *This information is included in the building plans (Exhibit D).*
- c. The arrangement and adequacy of off-street parking facilities to prevent traffic congestion. *We have included a parking plan (Exhibit A) with this submittal and this plan outlines the parking arrangements planned for the project.*
- d. The location; arrangement, and dimensions of truck loading and unloading facilities. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, all residential windows should face away from loading docks. *The primary area of truck loading and unloading will be the valet area on the lower level. Given the overall window plan for the hotel, it would be difficult to shield this type of activity entirely but we will do our best to make that occur.*
- e. The circulation patterns within the boundaries of the development. In the case of a commercial or industrial development which includes an on-site owner/employee residential use, a separate ingress/egress may be required, depending on the size and/or type of use, and for any multiple use complex. *This is included on Exhibit D.*
- f. The surfacing and lighting of off-street parking facilities. *The surface is planned to be gravel and the lighting will be at the direction of the Master Developer, SMHG.*

(2) *Considerations relating to outdoor advertising.* The number, location, color, size, height, lighting, and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards, the blanketing of adjacent property signs and the appearance and harmony with other signs and structures with the project and with adjacent development. *We have included as Exhibit B. with this submittal details that address this issue.*

(3) *Considerations relating to landscaping.* *Please see Exhibit C attached to the narrative. We have virtually no landscaping or irrigation. All trash enclosures will be covered and roofed and will be shielded from public sight.*

(4) *Considerations relating to buildings and site layout.*

- a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept. *We have a detailed site and building plan accompanying this submittal. We believe that the building silhouette and massing are in harmony with the surrounding development and in-line with the plans and expectations of the Powder Mountain Master Plan.*
 - b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel. *We agree. We will forward a full set of colors and materials to fulfill this obligation. We should have this on Monday July 1.*
- (5) *Considerations relating to utility easements, drainage, and other engineering questions.* Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property. *Please see the attached Exhibit E., that covers these concerns. Please let us know if there are further concerns or questions relating to these engineering concerns.*
- (6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.*
- a. Does any proposed phase or phasing sequence of an approved concept or preliminary development plan provide for logical workable independent development units that would function adequately if the remainder of the project failed to materialize? *Yes, we believe strongly that it does and will function adequately regardless of what happens throughout the rest of the Village.*
 - b. Is this plan or phase thereof a more detailed refinement of the approved concept plan? *Yes.*
 - c. Are any modifications of a significant nature that first need to follow the procedure for amending the approved concept plan? *No.*