



Main Street Apartment Hotel

Summit Powder Mountain

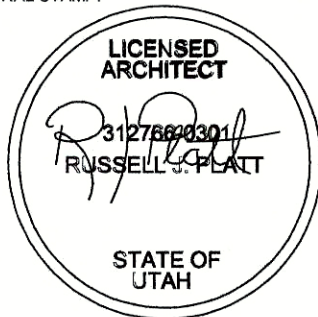
8-7-2019

To whom it may concern,

Sections 3202.3 and 3202.3.3 of the 2018 International Building Code agree with the concept that projections on a building may encroach over the property line if said encroachment is an awning, balcony, bay window, belt course, canopy, column or cornice. In the case of the Main Street Apartment Hotel the encroachment is considered a bay window and is sufficiently above finish grade to meet the requirements of the building code.

Russell Platt Architect

PROFESSIONAL STAMP:



From: russell platt <russellplatt@gmail.com>

To: paladinparkcity <paladinparkcity@aol.com>

Subject: Re: city letter

Date: Wed, Aug 7, 2019 5:07 pm

It also states that you can do structural support below grade.
Here is the section of the code.

Section 3202 Encroachments

3202.1 Encroachments Below Grade

Encroachments below grade shall comply with Sections 3202.1.1 through 3202.1.3.

3202.1.1 Structural Support

A part of a building erected below grade that is necessary for structural support of the building or structure shall not project beyond the lot lines, except that the footings of street walls or their supports that are located not less than 8 feet (2438 mm) below grade shall not project more than 12 inches (305 mm) beyond the street lot line.

3202.1.2 Vaults and Other Enclosed Spaces

The construction and utilization of vaults and other enclosed spaces below grade shall be subject to the terms and conditions of the applicable governing authority.

3202.1.3 Areaways

Areaways shall be protected by grates, guards or other *approved* means.

3202.2 Encroachments Above Grade and Below 8 Feet in Height

Encroachments into the public right-of-way above grade and below 8 feet (2438 mm) in height shall be prohibited except as provided for in Sections 3202.2.1 through 3202.2.3. Doors and windows shall not open or project into the public right-of-way.

3202.2.1 Steps

Steps shall not project more than 12 inches (305 mm) and shall be guarded by *approved* devices not less than 3 feet (914 mm) in height, or shall be located between columns or pilasters.

3202.2.2 Architectural Features

Columns or pilasters, including bases and moldings, shall not project more than 12 inches (305 mm). Belt courses, lintels, sills, architraves, pediments and similar architectural features shall not project more than 4 inches (102 mm).

3202.2.3 Awnings

The vertical clearance from the public right-of-way to the lowest part of any awning, including valances, shall be not less than 7 feet (2134 mm).

3202.3 Encroachments 8 Feet or More Above Grade

Encroachments 8 feet (2438 mm) or more above grade shall comply with Sections 3202.3.1 through 3202.3.4.

3202.3.1 Awnings, Canopies, Marquees and Signs

Awnings, canopies, marquees and signs shall be constructed so as to support applicable loads as specified in Chapter 16. Awnings, canopies, marquees and signs with less than 15 feet (4572 mm) clearance above the sidewalk shall not extend into or occupy more than two-thirds the width of the sidewalk measured from the building. Stanchions or columns that support awnings, canopies, marquees and signs shall be located not less than 2 feet (610 mm) in from the curb line.

3202.3.2 Windows, Balconies, Architectural Features and Mechanical Equipment

Where the vertical clearance above grade to projecting windows, balconies, architectural features or mechanical equipment is more than 8 feet (2438 mm), 1 inch (25 mm) of encroachment is permitted for each additional 1 inch (25 mm) of clearance above 8 feet (2438 mm), but the maximum encroachment shall be 4 feet (1219 mm).

3202.3.3 Encroachments 15 Feet or More Above Grade

Encroachments 15 feet (4572 mm) or more above grade shall not be limited.

3202.3.4 Pedestrian Walkways

The installation of a pedestrian walkway over a public right-of-way shall be subject to the approval of the applicable governing authority. The vertical clearance from the public right-of-way to the lowest part of a pedestrian walkway shall be not less than 15 feet (4572 mm).

On Wed, Aug 7, 2019 at 5:05 PM russell platt <russellplatt@gmail.com> wrote:

Rory,

Section 3202 of the IBC states that you can build over a property line as long as you are 8" above the ground, if you are 15 feet above grade the potential cantilever is unlimited.

I'll put this in a letter tonight for you.

Russ Platt

August 7, 2019

Mr. Steve Burton, Planning Director
Weber County Planning Department
2380 Washington Blvd.
Suite 240
Ogden, Utah 84401
801-399-8791

RE: Responses to Planning Department Comments

Dear Mr. Burton,

Please find attached to this letter a detailed list of responses to the questions you raised during your first review of the Selina Hotel at Powder Mountain proposal. We believe we have addressed your concerns fully however if you have any additional concerns or comments whatsoever, please do not hesitate to contact us and communicate those. As always, we appreciate your review and efforts on our behalf. Thank you for your consideration of our proposal.

Sincerely,


Rory Murphy
Greenline Capital, LLC

Weber County Planning Department Review Comments and Responses.

1. The existing and proposed grades are not sufficiently shown on the building elevations. In order to determine average building height, the existing and proposed grades must be shown on elevations. The submitted elevations do not entirely show grades adjacent to the proposed building. Please see attached Exhibit A that addresses the existing and proposed grades.
2. Please address how the workforce housing plan (as outlined in the approved zoning development agreement) is being addressed with this proposal. The projected number of employees used to calculate the workforce housing demand for the project is 51 (47 hotel units at 0.7 employees/unit + 60 condo units at 0.3 employees/unit). Pursuant to the DDR1 Workforce Housing plan (copy attached as Exhibit B) this workforce housing obligation is being accommodated off-site. Please refer to the following provisions of the workforce housing plan: it is estimated that the additional 886 units will be located off-site to support the seasonal workforce housing requirements. With the proximity of Ogden and the Ogden Valley to the resort and the availability of mass transit alternatives and the further development of those mass transit alternatives as per the Traffic Study there exists available seasonal housing options to serve the resort's needs. Our conversations with the Master Developer, SMHG, have been that the existing housing stock in Ogden, Eden and the Ogden Valley remain sufficient to provide for the workforce housing needs of the proposal.
3. Please provide a letter from SMHG indicating how this related to the overall density of the resort. If the condo units are to be sold as separate units a subdivision plat may be necessary to divide the units. According to the Master Developer, it is proposed that 36 equivalent dwelling units (EDU's) will be allocated to the project based on the ZDA requirement that hotel and hotel-condo units are applied at 1/3 EDU per unit. SMHG's letter is attached as Exhibit C.
4. There is a 10-foot public utility easement on the plat. Will the building encroach on that easement? The propose of the easement is to protect the specified area from encroachments. The building will not encroach on the easement shown on the plat. Attached is Exhibit D showing the easement and its relationship to the footprint of the building. We do have our trash enclosure tentatively positioned on the easement but this can easily be modified to be located off of the easement if this is a concern.
5. Please provide elevations showing colors and materials of the building. Please address how this proposal meets the requirements of the zoning development agreement which states the following: We have included in this submittal a materials board to show the color and materials of the proposed building.
 - a. Building and Landscape materials will be used that are natural in appearance and available locally or regionally. All houses and landscape structures at Powder Mountain are to be built of materials that appear to have been taken from the site and/or nearby resources in

order to reinforce the connection between buildings and their natural surroundings. We believe that the colors and materials we have proposed are firmly within the spirit of these guidelines outlined above. The design will fit in well with the Powder Mountain Master Plan and the overall natural surroundings.

b. All buildings, site landscaping and construction at Powder Mountain should be healthy, durable, restorative, and a complement to the natural landscape. The design of the site and buildings must incorporate sustainable building design and construction practices, including utilization of renewable and highly efficient energy systems, green building materials, recycling of construction waste, utilization of natural day lighting and water conservation measures. The most sustainable feature of the building is its overall concept of being almost entirely constructed from renewable and natural resources. The buildings superstructure and composition are made from pre-fitted wooden structures that are constructed from panels brought to the site. There is almost no construction waste and the wood is required to be harvested from sustainable forest management sources. There is no irrigated landscaping associated with the project and this in and of itself is a very impactful water conservation measure. The fenestration of the hotel provides for extensive utilization of natural light and passive solar heat.

6. Please provide in greater detail, a site plan showing ground level outdoor improvement such as sidewalks. How will pedestrians on sidewalk be protected from street cars and parallel parking? Please address this for all sides of the building. Attached as Exhibit E are the requested details.

7. Please provide the proposed number of signs and specify type and size (Blade signs, wall signs, etc....) Attached as Exhibit F is the proposed sign plan from the Selina architects. Please let us know if further detail is needed.

8. Please provide site plan for off site parking. Since the majority of parking for the hotel will only be temporary, how will parking be handles in the future when the other subdivisions are developed? Attached as Exhibit G is the requested site plan for the off-site parking. The Master Developer, SMHG, has agreed to provide the requisite number of spaces that are reflected in this proposal as other property that may impact the off-site parking location are developed. The off-site parking may be located in other nearby properties and divided into smaller parking lots, but will always have the required number of spaces reflected in this proposal. Recent conversations with Braden Felix, the Weber County Engineer, indicate that he is not favorable towards any parking on the public street due to snow removal concerns, maintenance and liability. We are withdrawing our request to accommodate our parking on Summit Pass Road and instead will plan to park primarily in the off-site location shown on Exhibit G.

9. Please demonstrate compliance with the following requirements for projections into a private street right of way (as outlined in the land use code section 7-2(b): Please see attached

Exhibit H from our US architect, Russell Platt, that addresses compliance with UBC and Weber County Code.

When a two family dwelling, three family dwelling, four-family dwelling, condominium , or commercial structure is proposed to be built , and where the County's development standards allow a zero front yard setback, projections, into private street right of way may be permitted when the following limitations, requirements and standards are met: **The proposed projection is about 1' 8" across the property line. The proposed projection begins at 14.5 feet above the surface of finish grade and does not interfere with circulation. The projection occurs over a private road and not the County Road. Please see attached Exhibit H from architect Russell Platt that demonstrates compliance with the Code.**

- (1) Projections shall be defined as and limitation to architraves, awnings, balconies, bay windows, belt courses, canopies, columns, cornices, eaves, footings, gutters, lintels, marquees and pedestrian walkways, pediments, pilasters, railings, signs, sills, steps, and terraces.
 - (2) As determined by Weber County review agencies, the appropriate codes shall be applied, and all projections shall be demonstrated as compliant with those codes.
 - (3) The Weber County building official shall apply International Building Code standards related to encroachment into public right-of-way.
 - (4) Where a public utility easement does not strictly prohibit the location of a structure immediately adjacent to or within a private road right-of-way.
 - (5) A letter approving the projections(s), whether above grade or below, shall be provided by the owners of the right-of-way. **Please see attached Exhibit I from SMHG HOA that addresses this requirement.**
 - (6) In addition to all required street improvements, high-back curb or other barrier, determined appropriate by Weber County Engineer, shall be installed to separate and sufficiently protect pedestrian areas or sidewalks from dangers associated with street travel lanes. **On attached Exhibit E (the Detailed Site Plan) the applicant shows a 2' high back curb between the sidewalk and the road. The interface between the pedestrian walkway and the adjoining street that reflects the above request.**
 - (7) Pedestrian areas or sidewalks shall not be less than four and one-half feet in width. **Please see attached Exhibit E that illustrates compliance that all sidewalks are a minimum of 4 and one-half feet in width.**
- 10) Snow Removal. **The applicant is dependent on Weber County to keep snow maintained on Summit Pass Road and the Powder Mountain HOA to keep snow maintained on Copper Crest Road, which is private and on the sidewalk in front of the proposed hotel. All other snow removal associated with the hotel (which is minimal) will be removed by shoveling and snowmelt systems.**

EXHIBIT B.

Seasonal Workforce Housing Plan

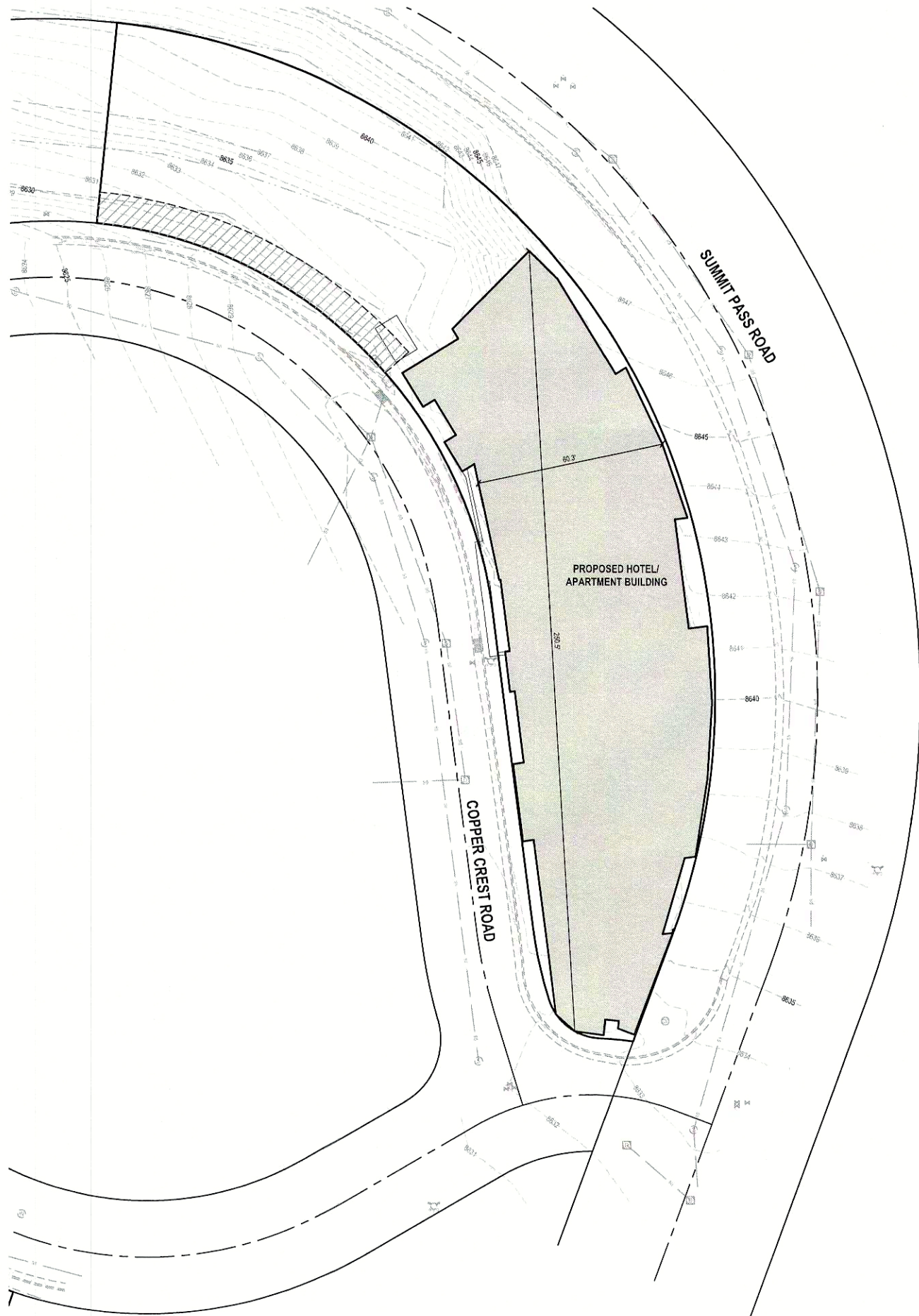
Uses	# Employees Generated	Per Room/SF	Source
Resort Operations			Powder Mountain Ops
Hotel	0.7	1 Room	Canyons
Multi Family & Nests Rental	0.3	1 Room	Canyons
Retail	2	1,000 SF	Weber County DRRO
Office	2.3	1,000 SF	Weber County DRRO
Restaurant/Bar	3.5	1,000 SF FF	Weber County DRRO
Estimated # of Employees in WF housing Unit	1.65		Weber County DRRO
Required # of Seasonal WF Housing Units	0.1		Weber County DRRO

Phase 1 - 1,477 Units						
Uses	Total Rooms or SF	% in Rental Pool	Rental Units	FTEE Employees Gen.	Emps/WF Unit (/1.65)	Required # Units (10%)
Hotel	818	-	-	573	347	35
Multi Family & Nests Rental	656	50%	328	98	60	6
Retail	75,000	-	-	150	91	9
Office	19,000	-	-	44	26	3
Restaurant/Bar	25,000	-	-	88	53	5
Totals				952	577	58

Overall - 2,800 Units						
Uses	Total Rooms or SF	% in Rental Pool	Rental Units	FTEE Employees Gen.	Emps/WF Unit (/1.65)	Required # Units (10%)
Hotel	1,218	-	-	853	517	52
Multi Family & Nests Rental	1,596	50%	798	399	242	24
Retail	100,000	-	-	200	121	12
Office	29,000	-	-	67	40	4
Restaurant/Bar	30,000	-	-	105	64	6
Totals				1623	984	98

Employee generation at Powder Mountain has been calculated according to the formula in the Destination and Recreation Resort Ordinance. It is estimated that a total of 1,623 full time equivalent employees (FTEE) will be generated by Powder Mountain at full build out with 960 FTEE projected for the proposed Phase 1 development. These workforce additions will primarily be located within the Earl's Village and Summit Powder Mountain Village but will include employees servicing communities throughout the project. Only those employees generated due to development within Weber County have been calculated as part of this plan.

At full build out, Powder Mountain will generate the overall need for 984 workforce housing units and will be required to provide approximately 98 of these workforce housing units. These housing units may be provided in the form of group dwelling (dormitories) or multi-family dwelling (condominiums/townhomes) within the Resort, and will be phased with development. Conceptually, the seasonal employees will be housed in the Mid Mountain and Summit Powder Mountain Village Areas, as identified on the proposed Powder Mountain Master Plan, nearest their employment to reduce the need for automobile use. It is estimated that the additional 886 units will be located off-site to support the seasonal workforce housing requirements. With the proximity of Ogden and the Ogden Valley to the resort and the availability of mass transit alternatives and the further development of these mass transit alternatives as per the Traffic Study (Exhibit 2) there exists available seasonal housing options to serve the resorts needs. Additionally, the upper alpine elevation and unpredictable nature of the resorts winter weather makes the Ogden Valley and Ogden ideal for the majority of the employee base to reside on a day to day basis. Here, employees and their families are near to and have reliable access to essential goods and services such as schools and shops. In order to ensure affordable housing remain available and affordable in perpetuity, the on mountain seasonal workforce housing units will be deed restricted. Upon request, an annual report that outlines the previous year's employment level, workforce housing needs, housing type/availability and occupancy will be generated and presented to Weber County Planning Staff.



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

EXHIBIT D.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
PALADIN DEVELOPMENT PARTNERS
PARK CITY, UTAH 84060
CONTACT:
RORY MURPHY
PHONE: (435) 655-7263

MAIN STREET APARTMENT HOTEL

EDEN, UTAH

GRADING PLAN

PROJECT NUMBER: 83508
PRINT DATE: 7/31/19
DRAWN BY: T. MAZELLY
CHECKED BY:
PROJECT MANAGER: D. JENKINS

C-200



LANGVARDT DESIGN GROUP
EST. 2006
LDG
SALT LAKE CITY
PLANNING & LANDSCAPE ARCHITECTURE

SUMMIT PASS
WEBER COUNTY, UTAH

SHEET NUMBER:

0 5 10 20 30

SCALE: 1"=10'

NOTE:
OFF SITE, UNPAVED VALET PARKING LOT WILL BE PROVIDED SOUTH OF THE VILLAGE LIFT TO MEET ANY WEBER COUNTY PARKING REQUIREMENTS BEYOND WHAT IS PROVIDED UNDER THE BUILDING AND IN THE ADJACENT MAIN STREET AND COPPER CREST ROW PARKING.

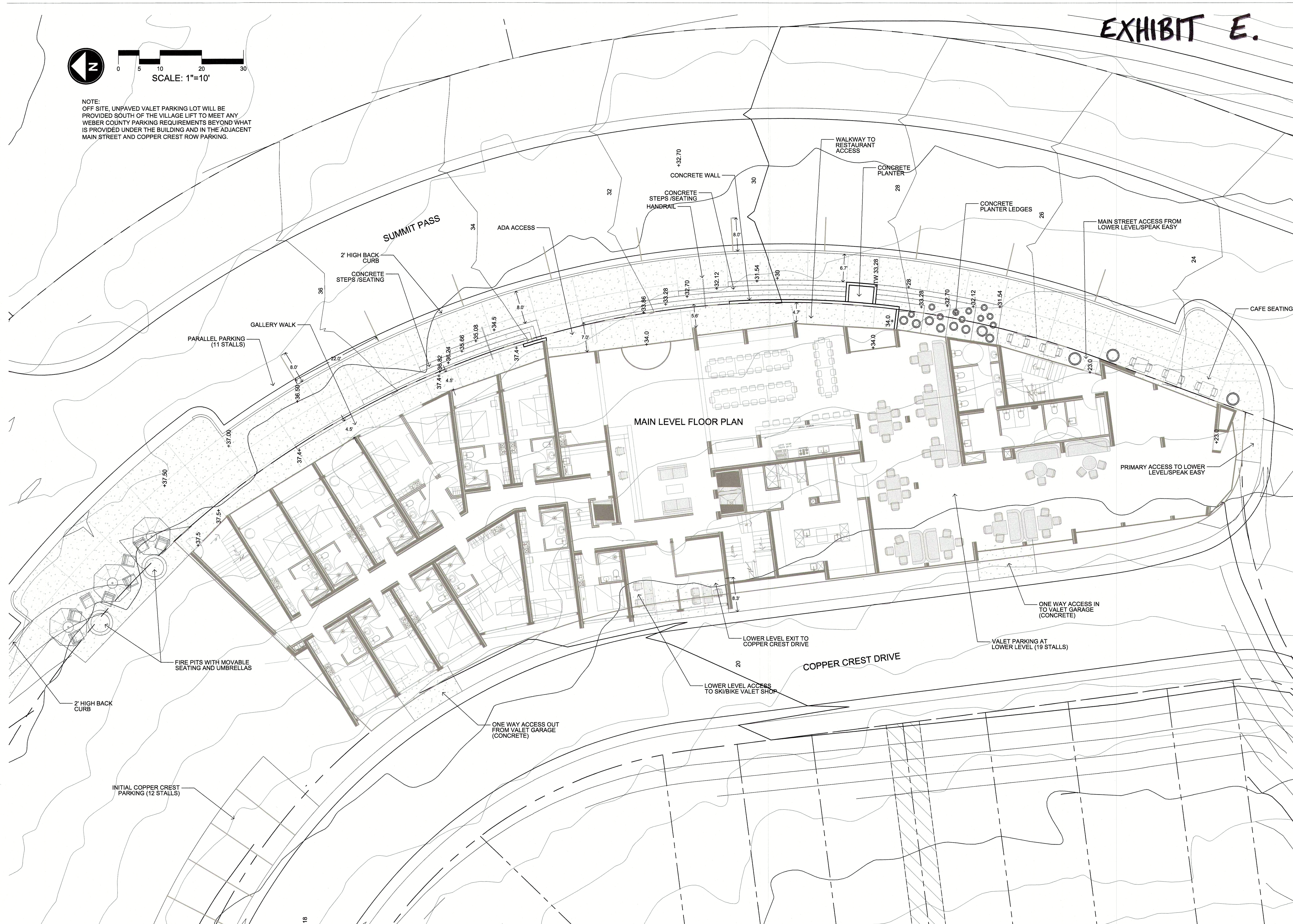
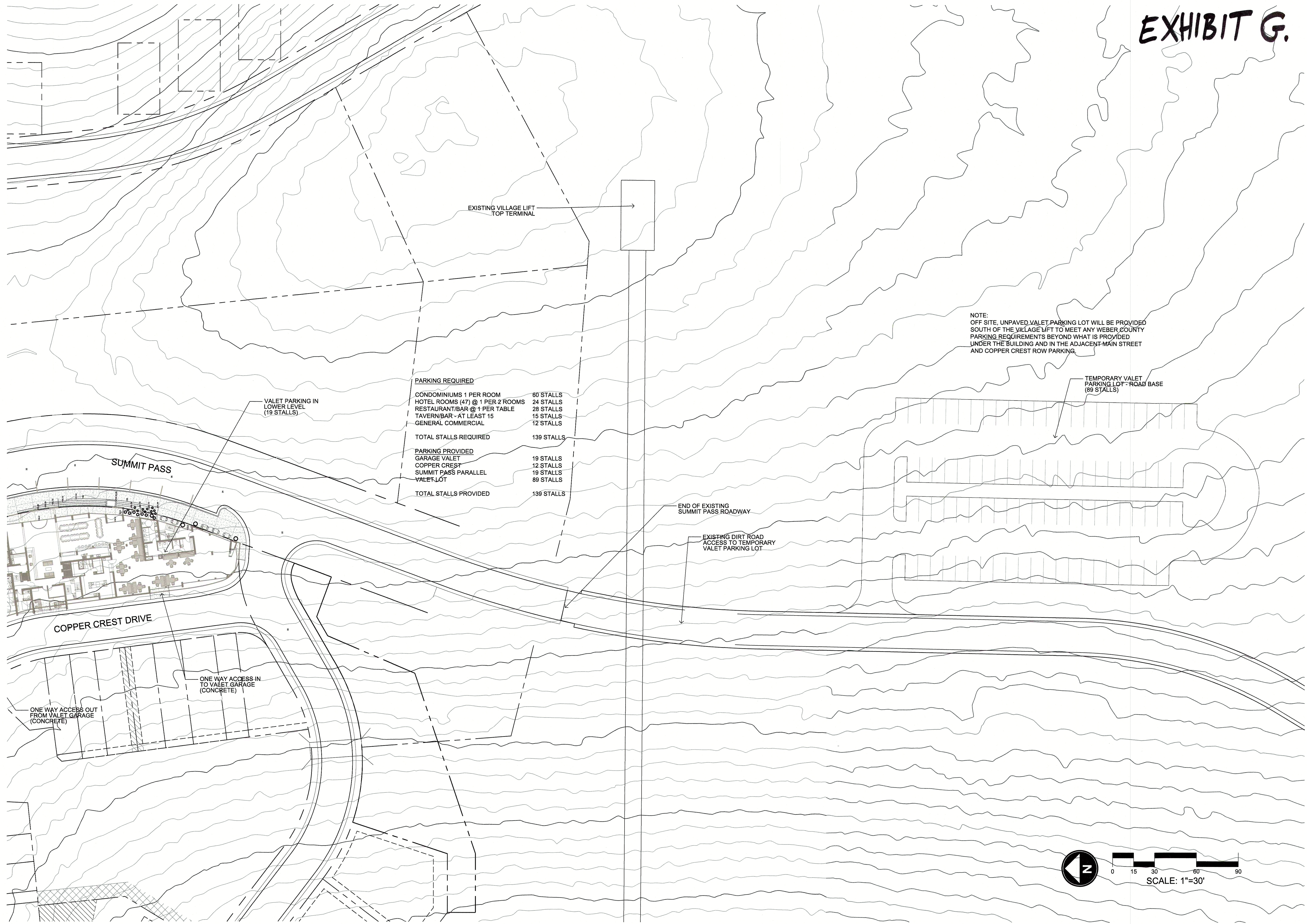


EXHIBIT G.



SUMMIT POWDER MOUNTAIN MAIN STREET APARTMENT HOTEL

SUMMIT PASS
WEBER COUNTY, UTAH



DATE: JULY 2019

PROJECT:

DRAWN BY: EL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
OVERALL
SITE PLAN

SHEET NUMBER:

L1.2



SUMMIT POWDER MOUNTAIN

MAIN STREET APARTMENT HOTEL

SUMMIT PASS
WEBER COUNTY, UTAH

DATE: JULY 2019

PROJECT:

DRAWN BY: EL

REVIEW BY: EL

VERSION:

REVISIONS:

SHEET TITLE:
OVERALL
SITE PLAN

SHEET NUMBER:

L1.1

