

To: Ogden Valley Planning Commissioners

Re: CUP 2011-01. Eden Park and Ride Lot for service to Powder Mountain  
Applicant: Summit LLC.

I (and dozens of other interested Ogden Valley residents, whose signatures I would be happy to convey to you if you desire) would like to urge your approval of the extension of the CUP for the Powder Mountain park-and-ride located in the "downtown" [my term] commercial center of Eden in the Little Bear Subdivision on highway 162.

We believe that the use of this site benefits businesses already present in the commercial Eden area. Also, we think it is already appropriately zoned; the use has had no negative environmental impacts on the surrounding areas; it has safe entry and egress; and it serves the needs of the Power Mountain shuttle very well.

Summit has considered another site for their bus stop, and we are extremely pleased with their decision to continue using their site in the Eden commercial area. Over the past year in many open meetings (and in several private conversations), Summit representatives have stated that they had planned to develop another site, the Wolf Barn area on highway 159, as the site for their planned transportation hub. We believe there are a number of significant concerns and problems with using the Wolf Barn site for a park and ride or for a transit hub. (E.G.: The Wolf Barn area is Wolf Creek open land, it is zoned AV-3, and a transportation hub at the Wolf Barn site would have negative environmental effects. Also, a park and ride (or eventual transportation hub) at Wolf Barn would remove all the bus riders (60-70% of all Power Mountain customers) from patronizing downtown Eden businesses and thus compete with, rather than grow with, those businesses. Many of us have conveyed these concerns to the Summit representatives.

We are not sure how Summit has reached its decisions to use the downtown Eden site for its park-and-ride, but we applaud Summit for that decision. We think it is an excellent decision, we are very relieved and pleased with their decision, and we are grateful they will use that site. We urge the OVPC to approve the CUP 2011-01 site for the next two years; and we hope that later a permanent transport hub can be located in the "downtown," commercial area of Eden.

Thank you for considering these ideas and opinions.

Lee Schussman  
Eden, UT