

Project Narrative

We respectfully request Weber County approve a project borrow pit source on Summit Mountain Holdings Group LLC property for the pending public and private road and construction projects, due to the massive amount of heavy trucking that will be needed to provide the aggregates required for the projects.

It is estimated the approval of a source near the project will save between 10,000 to 15,000 round trips of the massive loads that will have to travel up and down Powder Mountain road, Ogden Canyon, the Ogden divide and Trappers Loop. It is estimated that many of these trucks will be hauling between 16 to 27 tons of material per trip. Reducing this travel will prevent significant wear and tear on our roads that were not originally designed or intended for such.

The most significant benefit is the safety of our citizens, families and friends. Horrific accidents have plagued the powder mountain road due to the steepness and narrowness of its design. According to Paul Egbert (Region Traffic Engineer for UDOT), this road was never designed for such enormous amounts of traffic that will be associated with the project or the increasing recreational use of this growing resort community on Powder mountain.

As the private developments and phases commence, this natural gravel source will continue to benefit the community with safer roads for an extended period of heavy construction.

Natural gravel sites have been part of Powder Mountain Development for over 50 years for the same reasons. The site chosen for this site is in fact an existing source that has been used for various Powder Mountain projects. The re-approved use of this site will benefit and improve the existing conditions as explained in more detail in the Site Plan. Its location is on a ski run that has irregular terrain and would improve conditions for its intended recreational use.

Due to the short time frame left to work with pricing and the commitments that must be made by the contractor, we are asking for a 'Temporary Use Permit' until the 'Conditional Use Permit' is granted. We can't move forward with a borrow pit contractor unless a conditional use permit is granted. If there is much delay the contractor building the roads could make other commitments and arrangements to bring the materials needed from Wasatch front gravel pits.

Although it is our intention to offer this source to all contractors, we realize that unknown quantities and unknown costs will not permit us to make any assurances that project quantities can and will be available to all contractors. Knowing more about this possibility will only occur if we are able to obtain a permit and begin operation as soon as possible and determine these variables. This permission will also give us the opportunity to immediately start discussions with contractors and negotiate quantities and pricing commitments.

Summit Group's Basis for issuance of Conditional Use Permit

The owners, management and affiliates of 'Summit Mountain Holdings Group LLC' are concerned about the safety of Ogden Valley and those who reside therein. Therefore we urge all involved in this decision to seriously consider the issuance of this permit.

The most significant factor to this permit is **SAFER ROADS OF TRAVEL**. You can hang your hat on this one alone. You, your family, your loved ones and your friends will be traveling on safer less congested roads. Let's do what we can to prevent tragedy. We ask for your support to grant issuance of this permit.

How much less congested? How about potentially 10 to 15,000 less round trips of large loaded dump trucks carrying between 16 to 27 tons of material from the Wasatch front, Ogden valley and up steep and windy Powder Mountain Road. And even worse the steep descent from Powder Mountain safely. Unfortunately this descent has claimed many lives due to poor judgment, being in the path of runaway vehicle, brake and mechanical failure, or simply going too fast and losing control.

Granting quick approval of this permit is an urgent matter.

Lives will be saved. Accidents and serious injuries will be reduced.

The site of the Gravel source on the mountain couldn't be much better. It has a great work site that is easily accessible to construction vehicles.

This gravel source will have minimal if any negative impact on environment. It is felt that it will actually improve the environment by creating a smoother more consistent slope for skiers.

Compliance and Zoning

The proposed use of this site for a gravel source is in compliance with zoning regulations.

Applicant will also obtain a 'Storm and water activity permit' and a 'Storm Water Pollution Prevention Plan' for gravel source location.

Exhibit B

Powder Mountain quarry pit 'Site Plan'

Summit Mountain Holdings Group LLC
5200 Highland Drive
Salt Lake City, Utah 84117

The intended development of gravel source serves two purposes.

First, the material that will be shaved from the humps and irregularities of this ski slope is composed of an excellent aggregate source. This material will be processed and used as aggregates for road and construction projects on Powder Mountain. These aggregate materials will not be used for any projects that will require loaded trucks traveling down Powder Mountain Road below the Lower gate near Mile Marker 7.

Second, it will improve the overall appearance, conditions and use as a ski run. The site is currently under scrutiny by ski enthusiasts and staff members because of the inconsistent angle of the slope. The slope has an irregularity that would improve skiing conditions if removed. It is roughly estimated that as much as 400 tons of material could be removed from this area and provide a nice improvement to the existing gravel pit. Very little vegetation is growing at this site due to the exposed gravel. It is fair to say that this area is unsightly, barren and irregular. Proper grooming to this site will clean up and enhance the Ski Run according to Roger Arave, Director of Powder Mountain Operations.

We will start the clean up near the Timber Lift. (see exhibit "A" and "B") In this area we will grade down to a consistent level that improves the appearance and use of Timber Lift. From this point we will work our way down with a nice continual slope that extends possibly as far as the base of the slope (1200 feet) in the shape of an irregular rectangle. The width will be approximately 200 feet as seen in exhibit in "B"

Mobile crushing unit(s) will be installed and used to process this material that can be used for the projects and provide a safer overall ski run or trail. Other equipment as needed will be used at the site to meet the demands of the operation. This excess material will be removed to a work site location in close proximity as specified in the job description's. All equipment and materials will be removed from site prior to the winter ski season and reinstalled in the spring as conditions permit.

The hours of operation will be from dusk to dawn due to the remote location and the large quantities of material that will be required on this project's and the time frame requirements of the contractors.

Hours of operation will be from dawn to dusk. There will be no night operations.

Due to the remote location it is not anticipated that excessive levels of dust will not be a factor, however, water trucks will be used if conditions warrant. Water will be provided from the source nearby.

There is very little if any vegetation on the site due to the fact that it is at a past gravel site. In the areas where vegetation will be removed, the topsoil will be moved away from site, stored and replaced when the gravel source site is completed. The area will be revegetated with a natural grass in harmony with existing vegetation.

This location is several hundred yards away from the access road and is on private property that will be properly posted. Access will be limited to workers or authorized personnel only.

At completion of this gravel source the ski slope will be a consistent even slope with approximately as much as twice the surface width and in compliance with existing regulations of governing entities.

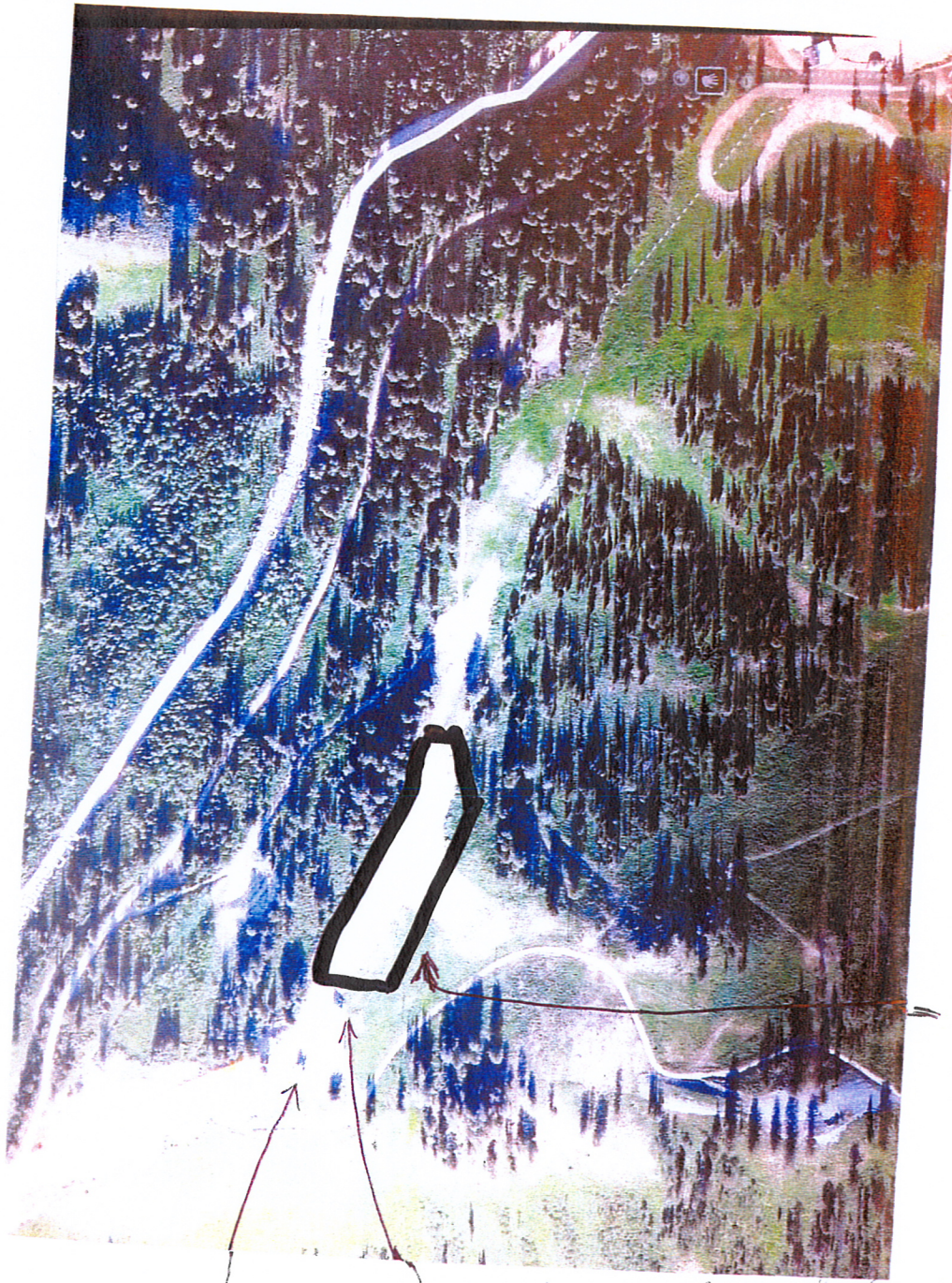
We do not anticipate any detrimental impacts to this site. We are actually doing some timely improvements to the mountain. The existing tree lines will be maintained and the old gravel site will be smoothed out and will be retired at the completion of the project's'.

Exhibit "A"

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Exhibit C

Timber Line Lodge



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E



Proposed Area

Approx 1200' x 200'

Timberline Ski Patrol Hut

Timberline Lift

Skylodge

S

Exhibit "B"

