

Curt Moore

From: jil wasson [jilwasson@hotmail.com]
Sent: Wednesday, August 31, 2011 8:15 PM
To: Curt Moore
Subject: High Mtn Heli in Victor

Mr. Moore

I live in Wilson and have property in Victor. I think Teton Springs makes sense as a staging area for helicopter skiing in the area. Logistically it works and flights over populated area are diminished.

Sincerely

John Wasson
PO Box 924
Wilson
WY 83014

Curt Moore

From: suzanne leusch [mountainsageayurveda@gmail.com]
Sent: Thursday, September 01, 2011 5:58 PM
To: Curt Moore
Subject: HMH special use permit

Dear Curt,

I am a great supporter of High Mountain Heli-Skiing. As a small business owner it is important to me to support other small businesses that provide jobs and bring revenue to our community. The clientele of HMH visit our community spending dollars on food, lodging, outdoor equipment, gifts, etc, etc, supporting additional businesses as well as the employees of HMH. I reside on 9000 S and I am a member of the Headwaters Club at Teton Springs, I love to watch the ship fly up the canyon! Please grant HMH a special use permit to continue flying out of Teton Springs. HMH is an asset and should be supported as one.

Thank you, Suzanne Leusch

--

Suzanne Leusch, C.A.S.
Mountain Sage Ayurveda
(208) 201 6872
www.mountaindoulas.com

Curt Moore

From: Todd [toddplace@silverstar.com]
Sent: Friday, September 02, 2011 9:47 AM
To: Curt Moore
Subject: Heli Support

Dear Mr. Moore,

As a business owner residing in the town of Victor we wanted to voice our support for the Teton Springs Resort, and the professional Heli operation they provide. The Teton Springs operation is extremely vital as a strong, business component for our Teton Valley. They run a top notch operation, and continue yearly to gain national attention as a premier destination resort.

The heli operation brings Teton Valley guests and resident alike a "world class" option that is enjoyed only at premier lodging facilities. Why would we want to eliminate such a status, especially as the current economic situation makes competition among resort properties and mountain communities the toughest in the last three decades. I speak from experience as I spent 25 years in the resort / hospitality industry.

We are very fortunate to have a resort of this caliber located in the southern end of our Teton Valley. They have demonstrated via actions that good stewardship and strong community support can be the quid pro quo. Please allow them the industry amenities that will continue to draw the needed revenue paying guests to our unique destination.

Thank you, Todd D. Place

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NCIDQ # 11883 since 1994

208-787-6050 Office
208-787-6060 Fax
www.TradingPlacesInteriors.com

Curt Moore

From: Brett Upchurch [s.brett.upchurch@gmail.com]
Sent: Monday, August 29, 2011 2:11 PM
To: Curt Moore
Subject: Winters at Teton Springs

Dear Mr. Curt Moore,

In preparation for the winter season, Teton Springs will be applying for a permit that will allow High Mountain Heli, a local heli-ski company, to fly directly from the property. This permit would allow our guests to enjoy one of the best recreational opportunities in Teton Valley and also pursue other great activities offered locally.

In addition, these travelers will be able to experience great restaurants, shops and guide services in Teton County during the winter season. Providing a hotel and cabins that thousands of people can use as lodging to visit the area has been beneficial to the overall community, and again, small businesses in Teton County.

With nothing but positive feedback from visitors who were fortunate to experience skiing in the backcountry, word of mouth and repeat business will only add to the amount of vacationers looking for a great place to spend part of their winter. This repeat guest, and the ability to attract new visitors to our valley, will also help to insure that I can retain my terrific staff currently employed at Teton Springs Lodge during what is typically a slow season for the resort. Heli skiing gives us a unique product to promote and enhance our opportunities for a successful winter season.

Thanks for your consideration to keep heli-skiing at Teton Springs.

Brett Upchurch

Driggs, Idaho

Curt Moore

From: Cricket Romanzi [cricket@tetonspringslodge.com]
Sent: Monday, August 29, 2011 2:12 PM
To: Curt Moore
Subject: Heli skiing at Teton Springs

Hi Mr. Moore,
I've been working at Teton Springs Lodge & Spa since this past spring. I've been told that my job may be in jeopardy if Teton Springs is not allowed to provide heli skiing. I love my job and also need it to help pay my family's bills. From phone reservations, I strongly believe that the heli operation will help us build the customer base we need to be successful in the winter months. I would like to keep my full time job at Teton Springs. It's a great place to work, and want the Springs to continue to grow and be successful.

Thank you,

Cricket Romanzi

Guest Services
Teton Springs Lodge and Spa
10 Warm Creek Ln.
Victor, ID 83455
Toll Free: 877-787-8757
208-787-7888 Fax: 208-787-7889
<http://www.tetonspringslodge.com>

Curt Moore

From: Charlie Cornell [going2baja@gmail.com]
Sent: Monday, August 29, 2011 3:01 PM
To: Curt Moore
Cc: jshick@wyoming.com
Subject: Teton Springs CUP for Heli Pad

Mr. Moore,

As a resident of Teton County Idaho and employee of High Mtn. Heli-Skiing I am compelled to offer my personal point of view on this matter.

Teton Valley needs more jobs not less jobs. The heli-pad at Teton Springs is critical to the existence of HMH, my job, and my paycheck. A paycheck that purchases groceries, goods, and services throughout Teton Valley.

As a homeowner in Victor, I am understanding of counter arguments claiming possible negative economic impacts to local property values. The equity in our home is important to my family. However, home equity cannot purchase needed goods and services, cannot buy groceries, or pay our property taxes. A paycheck from a local business can provide my family with these necessities and pay our bills. Pitting potential gains in property values and equity positions against positive cash flow in our valley economy would be a grave mistake. Economic and business decisions based on speculation, land values, and equity have crippled the economy of our valley and our country.

Teton County deserves more. Heli-skiing clients return in the summer and fall to fish, hike, golf, and enjoy the beauty of our surroundings. Given the current down turned economic situation and valley unemployment numbers, planners and commissioners should strive to keep money in the hands of its workforce. And in turn, the coffers of local businesses.

My family, my co-workers, and local business owners can only hope that the planning commission and board will be sensitive to the benefits that tourism brings to the Teton Valley. In consideration of this viewpoint please vote in favor of Teton Springs CUP for commercial helicopter use.

Thank you,

Charlie Cornell

5614 Willowbend Dr.

Victor, Idaho

Curt Moore

From: julieinid@silverstar.com
Sent: Monday, August 29, 2011 3:17 PM
To: Curt Moore
Subject: CUP for Heli-skiing at Teton Springs

Dear Mr. Moore,

My husband and I are full time residents of Teton Springs. In fact, we were the first residents of Teton Springs. We have no second home so are here unless on vacation. In July I completed 2 1/2 years as president of the Master HOA and prior to that served on the Design Review Committee. My husband is in the process of moving his CPA office to the real estate office building at the entrance of Teton Springs. We are full members of the Headwaters Club and use the Fitness Center generally five mornings a week.

My reason for supplying this background information is so that you know how important Teton Springs is to both of us. We are very much in favor of the Heli-skiing out of Teton Springs and we are *not* heli-skiers. I do a lot of work from my home office where I can hear the helicopters coming and going and I must admit that I just enjoy watching them. I have also been in the Spa when they landed and took off. In no way do we feel that having a heli-pad will lower our property values or destroy the quietness around here. We feel that the pad will bring in needed business not only to Teton Springs but to Victor and the surrounding valley.

Please feel free to contact us if you want further information.

Sincerely,

Joseph and Julie Whitlock
71 Hastings Drive
Victor, ID 83455
(208) 787-4411

Curt Moore

From: jjl wasson [jjlwasson@hotmail.com]
Sent: Wednesday, August 31, 2011 8:15 PM
To: Curt Moore
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PO Box 924
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Sent: Thursday, September 01, 2011 5:58 PM
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Thank you, Suzanne Leusch

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Suzanne Leusch, C.A.S.
Mountain Sage Ayurveda
(208) 201 6872
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Curt Moore

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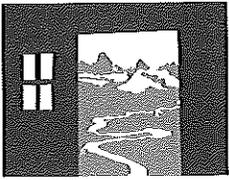
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208-787-6060 Fax
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Curt Moore

From: Trevor Deighton [trevordeighton@gmail.com]
Sent: Tuesday, September 06, 2011 9:22 PM
To: Curt Moore
Subject: Heli skiing

As a Teton Valley resident and skier. I am against to the heli ski operation out of Teton Springs until the exact number of flights per day, skiers per day, total days permissable and the both the flight and ski area is known and agreed to as a condition of their operation. So for now please list me as strongly against

. Trevor Deighton
Trevor Deighton
(208) 699-6998
trevordeighton@gmail.com



Valley Advocates for Responsible Development

September 2, 2011

Teton County Planning & Zoning Commission
150 Courthouse Drive
Driggs, Idaho 83422

RE: Teton Springs Helipad CUP

Dear Commissioners:

There are several obvious economic benefits to permitting heliskiing tours in Teton Valley. From many perspectives, Teton Springs may be one of the best locations to accommodate flights to the Palisades. That said, the progression of how this unpermitted use has continued despite being prohibited by Teton County is very familiar, and also very frustrating.

Act first. Ask later.

This is the classic situation where unpermitted uses spring up, apparently relying on representations of a 3rd party who is often the developer or owner of the property. The end result is a round-robin of accountability.

Reviewing the June 12, 2000 hearing minutes, and discussing these hearings with VARD board members who were actually in attendance the night Teton Springs was approved by previous County Commissioners, it is clear that a commercial helipad was expressly prohibited. In fact, the minutes reflect that the principals of Teton Springs expressly represented that it would be not be a commercial pad.¹ Nonetheless, a commercial helipad operation quickly sprung into existence, which High Mountain Heli says was at the invitation of Teton Springs' principals. In 2004, this operation was cited by prior Teton County planning administrator, Larry Boothe. High Mountain Heli again points the finger at the Teton Springs principals who they argue assured them back in 2004 that everything was resolved with the county. (Whether this defense is true or not, it still does not bootstrap a prohibited use into legitimacy.) Then, the use resumed in 2010, once again prompting a response from the planning office. Now here we are today.

The use of this helipad can still potentially change and expand

Some comment letters mentioned that last years' commercial use of the helipad was quiet and unobtrusive to residential neighbors. Let's keep it that way. As you know,

¹ Teton County Board of County Commissioners hearing minutes, page 12, (June 12, 2000).



CUPs run with the land. Thus, any new operator could move into this location. Another obvious concern is how this helipad (which is limited to "emergency and alternative travel") could easily morph into accommodating summer time tours of the valley. If this happens, will they also point to the Teton Springs Principals for inviting their commercial use? Given the track record of this particular helipad, that does not seem far-fetched. So how do you prevent this from happening? The answer is to leave no room for ambiguity in the permit and include consequences for breach of permit.

Leave no room for ambiguity. Include consequences.

Let's avoid unintended consequences here. In order to not let this helipad expand into intensified or unexpected uses, it is critical that precise, thoughtful, and unambiguous language be crafted into any CUP that is issued.

1. Heliskiing is governed by US Forest Service permits. The applicant should provide all permits, special use permits, and pending permit applications so this commission can review the precise terms of what type of use is allowed by the Forest Service. These permits should be reviewed by this commission before determining a season of use, hours of use, area of use, flight patterns, # of permitted helicopters in use at one time, or # of flights per day.
2. Many comment letters referenced a nearby bald eagle's nest. If this is correct, this nest should be mapped on the CUP with a mitigation plan.
3. It is hard to anticipate the impacts of this CUP once it is in full swing. Thus, this CUP should be reviewed by this commission and the Board of County Commissioners in 1 year from approval.
4. Any changes to any of the applicable US Forest Service permits should also trigger an immediate review of the CUP.
5. Any accidents, hazardous incidences, or potentially hazardous incidences should trigger an immediate review of the CUP.
6. The applicant should provide and bond for a separate, sequestered helipad area with an accompanying plan for fuels storage.

There is no need to rush. This CUP calls for careful scrutiny.

This CUP application was not submitted until August 5, 2011. Although you may receive pressure to approve this permit well in advance of the 2011 heli-skiing season, it is critical that you do your due diligence, particularly with such a potentially dangerous CUP. Please do not feel compelled to rush the approvals process, but rather, make sure you have all the materials needed to make a thoughtful examination of this application.

I hope you will table this application, giving the applicant time to provide any additional materials. More importantly, should a CUP be granted, the terms will have to be carefully drafted with accompanying flight maps, helipad site plans, fuels storage plans, wildlife plans, etc.

If this permit is approved, let's do it right this time. Thank you once again for all of your hard work in the service of our community.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Trentadue', with a stylized flourish at the end.

Anna Trentadue

VARD Staff Attorney / Program Director

Curt Moore

From: AJ Linnell [actionjackson2001@gmail.com]
Sent: Wednesday, September 07, 2011 1:06 PM
To: Curt Moore
Subject: Opposed to heli-skiing from Teton Springs

Hello-

I am a resident of Victor, just across the highway from Teton Springs, and I am strongly opposed to having a heli-ski company use the Springs as their base of operations in the Teton Valley. I have no problem with heli-guides operating in the mountains around the Valley, but I think they should base out of the Driggs airport with the rest of the air traffic. The amount of noise generated by a low-altitude helicopter flying overhead and performing take-offs and landings would significantly detract from the quiet that we enjoy in the winter in Victor.

It is my understanding that the heli-pad at Teton Springs was never intended or approved to be used as a base of commercial operations. Please keep such operations concentrated at the airport where it belongs.

Thanks for your consideration.

AJ Linnell

Curt Moore

From: Bruce [bruce.smithhammer@gmail.com]
Sent: Tuesday, September 06, 2011 6:08 PM
To: Curt Moore
Subject: Re: Opposition to heli-pad in Teton Springs

To Whom it May Concern -

I recently wrote a short e-mail expressing my opposition to approval of a heli-skiing operation in the Teton Springs development. I have since given this issue a fair bit of thought, and would like to elaborate on those concerns:

- One of my most significant concerns is in regards to the noise that will result. Teton Springs sits right up against the Palisade Range. It is also further bordered by the Tetons on one side, and the Big Holes on the other. The resulting noise of helicopters taking off and landing in such close proximity to the southern end of our valley, which is closed on three sides, will be something that not only those who live near Teton Springs will have to contend with, but the entire southern end of Teton Valley.
- The effects of the recreational use of helicopters in the backcountry, particularly in winter, are well-documented and undeniable. It is also well-documented that many people travel to the Tetons and surrounding areas (and have chosen to live near the Tetons) because of the pristine quality of the backcountry and the healthy populations of wildlife that live there. Then why would such an operation be allowed?
- In addition, our backcountry already offers abundant, relatively easy access into high-quality backcountry. For those who are uncomfortable doing so on their own, guided opportunities already exist. Why exactly is there a need for helicopter transport?
- The agreement between the city of Victor and Teton Springs states that the existing heli-pad can not be used for commercial purposes (an agreement that has already been violated in the past...). Do we know where the new heli-pad would be constructed?

In summary, I see absolutely no demonstrated need for providing helicopter access into our backcountry areas. I see significant impacts on the greater community surrounding Teton Springs, and beyond. I particularly question the wisdom of approving such an operation with a company that has the track record that HMM does.

Sincerely,

- Bruce Smithhammer

On Tue, Aug 30, 2011 at 10:55 AM, Bruce <bruce.smithhammer@gmail.com> wrote:
Dear Mr. Moore -

As someone who owns land and lives across the highway from Teton Springs, I am writing to voice my complete opposition to a heli-pad within the development. The additional air traffic and noise, in addition to the very notion of using helicopters to access the backcountry, is something I can't and won't support. Please do not approve this project.

sincerely,

- Bruce Smithhammer

Ph: 208 201 5231
www.brucesmithhammer.com

--

208 . 201 . 5231
www.brucesmithhammer.com

Curt Moore

From: ryan haworth [haworthgallery@gmail.com]
Sent: Monday, August 29, 2011 2:17 PM
To: Curt Moore
Subject: Keep the Heli-pad!

Hi Curt,

My name is Ryan Haworth, my wife and I own and operate Teton Thai in Driggs. I was recently informed of the possible closure/removal of the Heli-Pad in Teton Springs. I really couldn't believe the news when I heard it. The notion of taking away jobs/tourism from our valley, in this economic climate is an outrage!

I am in full support of the Heli-pad and the ability to run a Heli-tour business from the privacy of Teton Springs. As a business owner in this valley, it is appalling that this has even become an issue. High Mountain Heli has done a great job bringing tourists (who otherwise may have overlooked our community) into the valley, as well as provide jobs for locals. When tourists are brought to a special place, such as this, they spend money with other local businesses.

I hope that the deciding force realizes the negative impact that the removal of this business will have, for everyone. I am a proponent of thoughtful discussion, so I would like to know what some of the negative points may be to keeping a business, such as this, in tact. At this point, I fail to see any.

Thank you kindly for taking the time to hear my thoughts on this matter. I trust a sound decision will be made.

Sincerely,

Ryan Haworth

Curt Moore

From: Pamela Colby [pcolby@yahoo.com]
Sent: Friday, September 09, 2011 3:49 PM
To: Curt Moore
Subject: PUBLIC HEARING: Teton Springs Golf & Casting Club CUP Application

Curt:

Thank you for your time and complete responses to my inquiries regarding the upcoming public hearing to consider the CUP request that, if approved, would allow High Mountain Heli-Skiing (HMHS) to operate a commercial flight service within 300' of our home.

We respectfully request that Planning Commission consideration of this item be continued.

The Public Notice for this hearing indicated that a CUP would be considered to allow HMHS to operate in Teton Springs (TS). What was not noted is that this action will require an amendment to the Development Agreement (DA) to greatly expanded activities beyond what is currently allowed. Upon review of the Public Notice, my understanding was that the CUP being considered would be consistent with the DA, which is not the case. The operations that occurred last winter would clearly not be allowed under the existing DA. Had the Public Notice for this item included mention of modification of the DA, we would have been alarmed and taken the time to research this project thoroughly and prepared detailed comments. We believe this is true for many of my neighbors as well. In speaking with you, we believe that this was not an attempt to keep important information from residents of TS or to "end-run" the review process. At this juncture, however, there is insufficient time to analyze the proposed amendment to the DA and prepare a complete response.

In addition, we understand that there are procedural issues that require the city of Victor to review the subject application prior to Planning Commission consideration - as TS is located within their sphere of influence. We respectfully request that this important aspect of the application review process not be ignored. It would present the opportunity for legal challenges, with the associated costs, which can be avoided by not skipping this step.

On a personal note, we purchased our home in TS with the full understanding that the development included a heli-pad for "emergency" an "alternate" transportation. We accepted this and welcomed this pre-existing condition. This is very different from living immediately adjacent to a commercial flight operation. The noise, additional traffic and air pollution associated with this type of land-use is entirely unacceptable. We would have chosen to buy elsewhere. The staff report did not comment on the significant degradation of air quality that results from this use. This will be our third year as full-time residents at Teton Springs. We have experienced first-hand the settling of jet fuel-rich, carcinogenic exhaust that lingers in our end of the valley when this business is operating. Our lungs burn and our eyes water. We live in Teton Valley to avoid this very poor quality of life and exposure to health diminishing factors. Given time to analyze this proposed

CUP, we are certain that there are other considerations of an environmental nature that should be considered for a flight operation immediately adjacent to residential property.

We are not opposed to High Mountain Heli-Skiing and their effort to find a suitable location for their business. To the contrary. My husband and I both ski and would love to enjoy the fresh powder accessed by this service. Further, we believe that jobs and economic development activities are much needed in the valley. The question is: where does this business belong? Does this intensive commercial activity belong immediately adjacent to homes? We appreciate that we have a Planning Commission in place to weigh these very considerations.

Thank you for your consideration of this request.

Pamela and Lucian Carter

Wendy Danielson

From: Curt Moore
Sent: Monday, September 12, 2011 9:48 AM
To: Angie Rutherford; Wendy Danielson
Subject: FW: Teton Springs DA Amendment and CUP

From: Pamela Colby [<mailto:prcolby@yahoo.com>]
Sent: Monday, September 12, 2011 9:22 AM
To: Curt Moore
Subject: Teton Springs DA Amendment and CUP

Good morning Curt,

Thank you again for your patient and thoughtful responses to my inquiries last week.

I've taken some time to consider the process for amending the subject Development Agreement (DA) and consideration of a Conditional Use Permit (CUP) for a commercial flight operation at the center of our residential community.

I would ask that staff consider recommending that the hearing/approval process be bifurcated: DA amendment and then consideration of a specific CUP. This would allow the land-use discussion to take place without the distraction of the "personalities."

Teton Springs (TS) has been operating this use for more than one season and, I believe, with the full understanding that it was not consistent with the DA. If necessary, I will be the "plaintiff" with standing who challenges this activity. I am not certain what remedies might be available for a violation of this nature, but I can certainly find out what other communities have done. In saying this, I would be satisfied with requiring that TS be the applicant for the DA amendment. I would require that the burden of proof be on TS to explain how expanded helicopter operations can be justified. The heli-pad was originally approved only with significant limitations as to its use.

Considerable planning expertise was employed to prepare the development plans for TS. I would suggest that a modification of this nature warrants professional attention - paid for by TS.

Once an application is received, I would request a comprehensive staff analysis of commercial flight operation adjacent to residential. The environmental impact analysis would include considerations such as safe fuel storage, air quality, safety considerations, traffic generation, and so forth. Specific parameters for a proposed operation should be outlined by the applicant, TS.

Other communities have well-established processes for analyzing commercial flight operations. The wheel not be recreated here. Because the proposed use would be located immediately adjacent to dense residential, a comprehensive analysis warranted. We owe this to current TS residents, particularly the full-time resident, as well as to those who will come to occupy the 60% of this property which remains undeveloped.

If the Planning Commission determines that they can support such a use and approve the amendment to the DA, only then should a specific CUP be considered. This would help the Commission stay clear of the pressure from "interested" parties who should have no impact on the planning question.

I respectfully submit these suggestions for consideration by staff and the Planning Commission.

Pamela Carter

Curt Moore

From: marilynnossen@aol.com
Sent: Monday, September 12, 2011 5:45 PM
To: Curt Moore
Subject: I support Heli Skiing based in Teton Springs

The purpose of this email is to express support for Heli Skiing continue to be allowed in to and out of Teton Springs. I have lived in Teton Springs since Aug of 2006 & I am a full time resident. I snowshoe almost daily during the winter in Teton Springs. The noise from the helicopter is brief and minor compared to the noise from snow machines on the 2 trailheads on either side of Teton Springs. Or the noise from snow machines on the mtn trails behind Teton Springs.

Thank you, Micki (Marilyn)

Marilyn N Campbell
Richard A Nossen & Associates
(208) 787-7557
Fax: (208) 787-6963