



# CONDITIONAL USE PERMIT APPLICATION

## Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at [www.tetoncountyyidaho.gov](http://www.tetoncountyyidaho.gov).

*To expedite the review of your application, please be sure to address each of the following items.*

### SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Teton Springs Golf & Casting, LLC  
 Applicant: JEFF Naylor E-mail: jnaylor@tetonspringslodge.com  
 Phone: (208) 787-7230 Mailing Address: 10 WARM CREEK LANE  
 City: Victor State: Idaho Zip Code: 83455  
 Engineering Firm: \_\_\_\_\_ Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_  
 Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Location and Zoning District: Teton Springs Golf & Casting Club  
 Address: Tract 8C Helicopter Parcel Number: RPO02208C0000AA  
 Section: 23 Township: 3N Range: 45E Total Acreage: 26 AC  
 Zoning District: \_\_\_\_\_ Requested Land Use: Heli-ski - Helipad - winter use  
Victor Area of City Impact

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature: [Signature] Date: 8/5/11  
*Fees are non-refundable.*



PLANNING AND BUILDING DEPARTMENT  
LETTER OF AUTHORIZATION

Teton Springs HOA, "Owner" whose address is 71 Westings Drive  
City Victor State ID Zip 83455

As owner of property more specifically described as:

Tract 8A Commercial Common Area, Teton Springs

Golf & Casting Club, as per recorded plat thereof, Teton County, Idaho,  
aka Parcel Number RP002208A000AAA

HEREBY AUTHORIZES Teton Springs Golf & Casting Club, LLC as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Teton County Commissioners, Teton County Planning and Zoning, Building, and other County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Teton County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, weather actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of Teton County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the forgoing is true and, if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Julie E Whitlock  
(Signature of Owner)

Julie E Whitlock Title President  
(Print Name)

X \_\_\_\_\_  
(Signature of Co-Owner)

\_\_\_\_\_ Title \_\_\_\_\_  
(Print Name)

X \_\_\_\_\_  
(Secretary or Corporate Owner)

\_\_\_\_\_  
(Print Name)

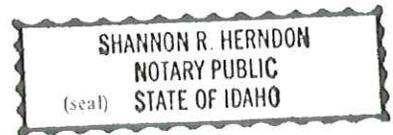
NOTARY:

STATE OF: Idaho SS. \_\_\_\_\_

COUNTY OF: Teton Zip 83455

Subscribed and sworn to before me by Julie Whitlock

this 15 day of July, 2011.



WITNESS my hand and official seal.

X Shannon R. Herndon  
Notary Public

7/29/2016  
Expiration Date

191968 SEP 27 07 PM 3 31



WARRANTY DEED

Warranty deed made this 25 day of September, 2007, TETON SPRINGS GOLF AND CASTING CLUB, LLC., a Wyoming limited liability company, of Victor, Teton County, Idaho, referred to as Grantors, and TETON SPRINGS HOME OWNERS' ASSOCIATION, INC., an Idaho corporation, of Victor, Teton County, Idaho, referred to as Grantees.

Grantors in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, have granted, bargained, and sold, and do hereby grant, bargain, sell, convey and confirm unto Grantees and their heirs, successors and assigns forever, all the following described real estate situated in Teton County, Idaho.

**Tract 8A Commercial Common Area.** Teton Springs Golf and Casting Club, as per the recorded plat thereof, Teton County, Idaho, aka Parcel Number RP002208A000AAA.

**Tract 8C Heleopad.** Teton Springs Golf and Casting Club, as per the recorded plat thereof, Teton County, Idaho, aka Parcel Number RP002208C0000AA.

**Open Area A-D.** Teton Springs Golf and Casting Club, as per the recorded plat thereof, Teton County, Idaho, aka Parcel Number RP0022000000AAA.

**Common Area Blk 4 Targhee Trail Cabins.** Teton Springs Golf and Casting Club, as per the recorded plat thereof, Teton County, Idaho, aka Parcel Number RP0022000400OAA.

**Open Area Blk 28 Tract 14 Forest Cabins.** Teton Springs Golf and Casting Club, as per the recorded plat thereof, Teton County, Idaho, aka Parcel Number RP0024202800OAA.

1  
Instrument # 191968  
TETON COUNTY, IDAHO  
2007-09-27 03:31:00 No. of Pages: 6  
Recorded for: TARGHEE TITLE  
MARY LOU HANSEN  
Ex-Officio Recorder Deputy *Copier* Fee: 18.00  
Index to: DEED, WARRANTY

'AUG 05 2

RECEIVED

## REQUIRED ITEMS

### #6 Narrative explaining the following:

1<sup>st</sup> bullet – Location is compatible to other uses in the general neighborhood.

The location of the helipad and designated flight path for operating this commercial enterprise is consistent with the Resort's winter recreation objectives and marketing plan. We'll submit letter to all of the Teton Springs homeowners and offer any feedback if and when appropriate to do so.

Based on our Master Plan and approval of said helipad, the location is compatible with other uses and thus, why we are requesting a CUP for the existing location.

2<sup>nd</sup> bullet - Use will not place undue burden on the existing public services and facilities in the vicinity.

Teton Springs heli operation is a stand-alone operation and does not pose any burden on public services or facilities in the area. The helipad is located well within the private resort boundary and not accessible to the general public.

3<sup>rd</sup> bullet – Site is large enough to accommodate that proposed use and other features of this ordinance.

When TS master plan was proposed and approved, the helipad, (.26 acres) *Tract8C Helipad Teton Springs Golf and Casting Club as per recorded plat thereof, Teton County, Idaho, aka parcel Number RP002208C0000AA* was in accordance with Teton Country Planning and their specified criteria. Fueling takes place on the east side of the cart barn access driveway from a 2000 gallon fuel truck parked at that location. There are no permanent fueling facilities. Temporary overnight storage is at the same location where the helicopter is covered with its fitted canvas coverings and heated. There are no permanent overnight storage facilities. When the ski season has ended, everything is removed and no sign remains that it ever existed. All customer pickups are from the open area on the east side of the hotel.

Bullet #4 – Proposed use is in compliance with and supports the goals, policies, and objectives of the Comprehensive Plan.

In 2002, Teton Springs Golf and Casting was approved to move forward with their PUD. Within the PUD, Teton Springs was approved for a Helopad on Tract8C parcel #RP002208C0000AA. While the language is clear, Helopad is to be used for Alternative transportation and emergency use. It is unclear how to interpret “alternative” use. With an established Helipad and approval under the PUD, we believe approval of our CUP is consistent with Policies outlined in the 2004-2010 Teton County Comprehensive Plan.

The addition of a heli-ski operation at Teton Springs will help to support a more sustainable winter economy and thus provide a more consistent work base for seasonal staff. This is consistent with goals referenced in the comprehensive plan. “In addition, if Teton County plans to retain its seasonal workforce, it must also retain its affordability and livability.” Page 19.

- I. In multiple cases, the Comp Plan makes reference to the economic benefits of tourism, the second homeowner and seasonal visitation. We believe the approval of the CUP for heli-skiing at Teton Springs is consistent with each of the policies on many levels and will provide a boost to the local economy in the winter.

Page 18 “.....second homeowners are becoming more and more abundant in Teton County and they augment the population (and economic inputs) seasonally.”

Page 20 General Narrative 2. “Teton County has a significant “swelling” population. This occurs seasonally and is brought about by seasonal jobs related to construction, landscaping, and summer and winter visitation.”

Page 28 Policy 4: “Employment opportunities are vital to a sound local economy. Support proposals that provide a variety of jobs for existing and future work forces without sacrificing quality of life.”

Page 29 General Narrative: Conversely, the number of residents relying on tourism has significantly increased. An effect of the local tourism industry has been that a great number of individuals have chosen Teton County as the place to build their second homes.

- II. With an almost total loss of any agricultural base in Teton Valley and the sudden halt of a construction and housing, we are confident that Teton Valley will rely on tourism will play a key role for economic growth for many years to come.

Page 21 General Narrative “Large and expensive new subdivisions such as Teton Springs are expected to have a small primary impact on the school’s enrollment growth since they will be mostly inhabited by second homeowners and retirees with few children attending schools. However, large developments do have a secondary or “spin-off” growth effect on the schools because they create jobs which attract new residents who often do have children. They have a large effect on market property values, which drive school funding.”

Page 24 General Narrative “The most recent statistics provided by the Sonoran Institute describe a unique economy which is thriving and growing in almost every sector except agriculture, and in gains in income per job and per capita income. Trends identified in the first comprehensive plan (circa 1990)--such as the decline in agriculture and the rise of tourism, services, and construction--have continued.”

- III. We believe Teton Springs is vital to the local economy and the approval of the CUP would complement and maximize economic opportunities.

Page 27 Policy 2: Grand Targhee Ski Resort is recognized to be of great economic importance to the economy. The county planning should complement and maximize economic opportunities for commercial support of this facility. County planning should consider the impact on values important to tourism.

- IV. A significant number of residents who live in Teton Valley work in Jackson Hole. As a community we should be working to keep the labor force on this side of the pass. Teton Springs currently employs 21 full-time employees and 83 seasonal employees. The majority of seasonal employees work in the summer. The HMH operation employees 6 local residents in the winter and Teton Springs Lodge could hire additional staff with increased occupancy as a result of Heli-skiing based here at Teton Springs. A direct environmental benefit would be fewer cars driving the pass each day.

Page 24 General narrative "A high rate of income "inflow" reflects the fact that approximately one-third of the workforce works outside of the county, primarily in Teton County, Wyoming."

Page 25 General Narrative "Income inflow and outflow data mostly reflects the significant portion of the population that works in Teton County, Wyoming."

- V. Another issue covered throughout the Comp Plan and one that is important to Teton Springs, its residents and employees is that we value open space and protection of the rural character of the Teton Valley. We believe the close proximity of the helipad to the ski terrain bordering the resort will actually minimize the noise and environmental impacts of the helicopter flying over the valley from another location.

Page 27 General Narrative “Open space and rural atmosphere are considered to be of economic importance in that these values are a part of what is attracting growth. “

- VI. We believe the approval of the CUP for heli-skiing, with little to no environmental impacts, would be consistent with the Comp Plan.

Page 28 Implementation 2: “Encourage the development of small, light industrial activities in appropriate locations that do not have negative impacts on the environment and the health and welfare.” of residents. City impact areas and municipalities and industrial zoned areas are the desirable locations for industries and retail commercial activities.”

Page 30 General Narrative: “In order to have a healthy and diverse economy, the county must accommodate a myriad of business ventures.”

- VII. Operation of heli-skiing within the private resort boundary, from the already approved helipad, in no way affects the general public and/or scenic corridor.

Page 30 Policy 2: The scenic corridor is valued and view corridors should be maintained and protected. Guide development along the county’s highways so that a sense of open space is protected. It is recognized that views across the valley from the main transportation routes are integral to the rural experience and a sense of open space in Teton Valley. It is desirable to maintain view corridors.

Implementation 7: Encourage open space development along the scenic corridor be adjacent to the highway or that open space shall be in the place most aesthetically pleasing and development most shielded from the view from the highway.

- VIII. Teton Springs Resort in partnership with Teton Valley Trails and Pathways provides 7-10 km of groomed Nordic trails within the resort community for guests, homeowners and the general public to enjoy each winter. The Teton Springs Foundation has provided funding in through grants in excess of \$28,000, since 2002 to support the efforts of TVTP.

Page 43 Policy 3: When economically feasible, the Teton Valley Trails and Pathways' long-range plan should be supported.

### **Section III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS**

1. In 1993 when the Master PUD was submitted and 1994 approved by Teton County, the heliport and many of the potential impacts from said heliport were thoroughly addressed in the PUD. Given that this heliport is part of a private resort development, provisions for the general public do not apply. In this particular instance, heli ski participants have access to all resort amenities and facilities; including restrooms, lodging, spa services and food service.

High Mountain Heli-Skiing (HMH) was established in 1974 and has operated continuously under a Special Use Permit (SUP) from the Bridger-Teton National Forest (BTNF) and Caribou-Targhee National Forest (CTNF) since 1976. We were originally granted a vast track of FS land in order to determine what viable heli-ski terrain existed and to allow enough options to make the business viable.

3. HMH was first contacted by principle owners and GM of Teton Springs in 2002 regarding operations from their heliport. We began operating there on a limited basis beginning early that winter of 02-03. In January of 2004, following a complaint by a Victor resident, we learned that P&Z had some issues with the use of the heliport. That summer we were assured again by principles of Teton Springs that everything had been worked out with the county and we were invited to continue to use the heliport. Operations continued each winter on a limited basis until, following another complaint by the same resident; the issue resurfaced again last winter.

a. Economic impacts:

HMH has employed at least 6 residents of Teton Valley Idaho as guides and office personnel. During the season of lowest visitation, heli-skiing is driving strong winter business to Teton Springs Lodge and Spa, helping to make it a viable year round resort.

A 2007 study conducted by Heli-Ski US (The US Heli-skiing Association) found that on average, heli-skiers spend roughly 20 times as much during a weeklong ski trip than the average resort skier (on skiing, goods, lodging, and meals). The heli-ski business can help attract hundreds of such high-value guests to the Teton Valley economy each year.

HMH deals with a multitude of businesses, mostly local, including ski shops, travel agencies, food vendors, advertising and marketing business, film industry productions, automobile agencies, gas stations, communications, recreation and even pay the Forest Service 3% of our gross.

High Mountain Heli Skiing operates out of the Teton Springs lodge during the winter months, with reservations and delivery of services from this location.

b. Social impacts

a) Teton Springs Foundation, which has donated over \$750,000 to local non-profits over the past 7 years, is dependent upon the resort's overall success and Teton Springs real estate sales.

b) For many years, HMH had under contract the only helicopter in the area during the winter months. On numerous occasions our helicopter was called on to perform Search and Rescue operations for the county. As backcountry skiing increased in the area our services were increasingly being called on for rescue to the point where it became a financial burden on the business. In 2001 the Teton County WY sheriff's office contracted their first helicopter for rescue services during the winter months. The

HMH helicopter has served as a backup to that helicopter and has continued to performed rescue services as needed.

They have made their helicopter available for other private uses during non heli-skiing hours and it is the only helicopter available in the area for any such services.

#### Economic -

- a) The heli ski operation attracts a high-end winter guest to Teton Valley, both domestic and international travelers. Significant discretionary dollars are spent on goods and services while visitors are here, specifically to heli ski: airlines, retail, restaurants, lodging and other winter adventure activities that are booked with local vendors; such as snowmobiling and guided backcountry ski touring.
- b) The public relations exposure and potential for a Teton Valley revenue stream from this heli ski operation is immeasurable. Folks from all over the world, literally, are now exposed to the benefits of visiting Teton Valley due to their initial interest in Rocky Mountain heli skiing.
- c) Teton Springs collects from guests, and submits to the State of Idaho, 6% sales tax and a special 2% lodging tax on all lodging revenue. Heli skiing is a major boost to this lodging revenue.
- d) Teton Springs Resort employee's year round staff and with current economic challenges, this heli ski operation helps to insure a vibrant winter economy for Teton County.

Fiscal –

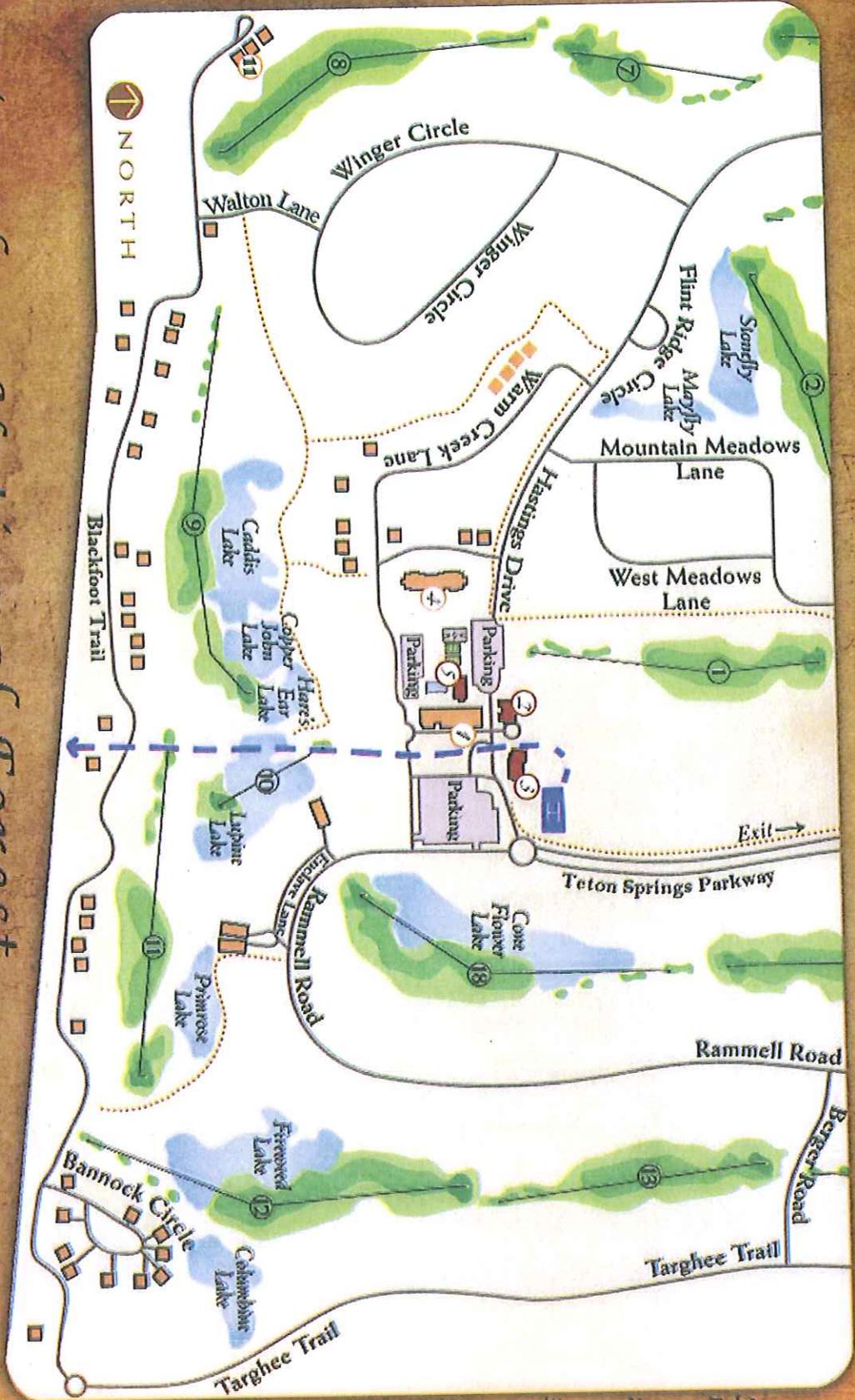
- a) Any fiscal responsibility and overhead expense falls to Teton Springs Resort and High Mountain Heli Skiing, including, but not limited to: road and parking lot maintenance and marketing of this service.

Environmental –

- a) Environment impacts in Teton Springs from this heli operation can only be viewed as minimal. Brief helicopter noise occurs strictly during take-off and landing.

# TETON SPRINGS

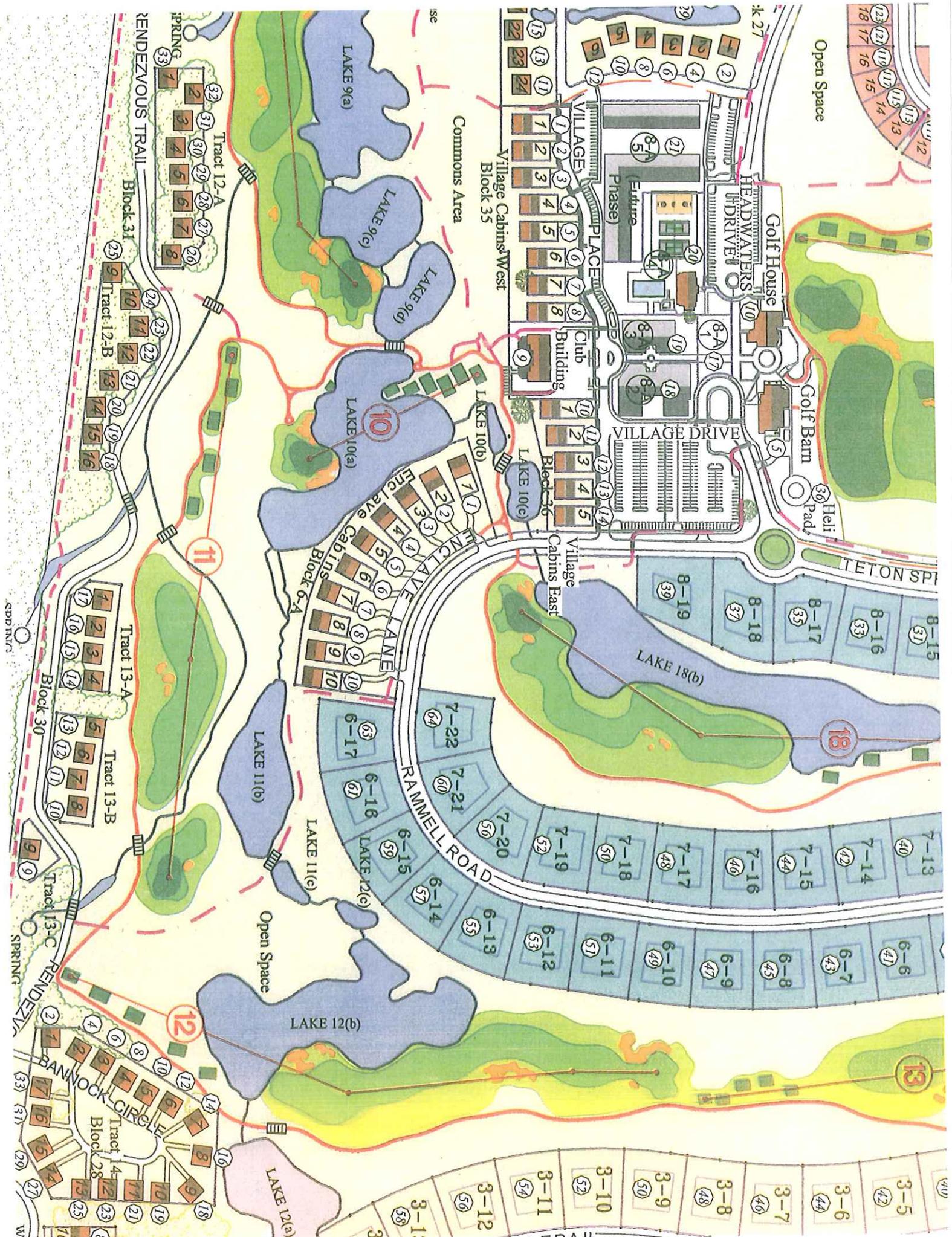
## Targhee National Forest



### KEY

1. Teton Springs Lodge & Spa
2. Headquarters Grille
3. Headquarters pro shop & Fitness Center
4. Palisades Condominiums
5. Teton Springs Swim & Tennis Club





## Question about Helicopter Flight Paths to / from Teton Springs Lodge

**From:** [jshick@wyoming.com](mailto:jshick@wyoming.com) [mailto:[jshick@wyoming.com](mailto:jshick@wyoming.com)]

**Sent:** Tuesday, August 16, 2011 10:08 AM

**To:** [jnaylor@tetonspringslodge.com](mailto:jnaylor@tetonspringslodge.com)

**Subject:** Re: Skiing Big Holes?

Re Big Holes. Below is what I had written about the flight path into the Big Holes and airport. We don't anticipate using the Big Holes this year and no other landing sites have been established at this time. How is the process going?

Flight path into the Big Hole Range is also to the south, and then following the power line west and crossing highway 31 at the base of Pine Creek pass.

Any flights, if deemed necessary, to the Driggs Airport will proceed directly up valley to the north at an elevation of not less than 2000 feet.

Basically I think we could agree to make all approaches from the south "when possible" for normal ski operations to avoid any conflicts.  
Jon



# TETON SPRINGS HELIPAD OPERATION

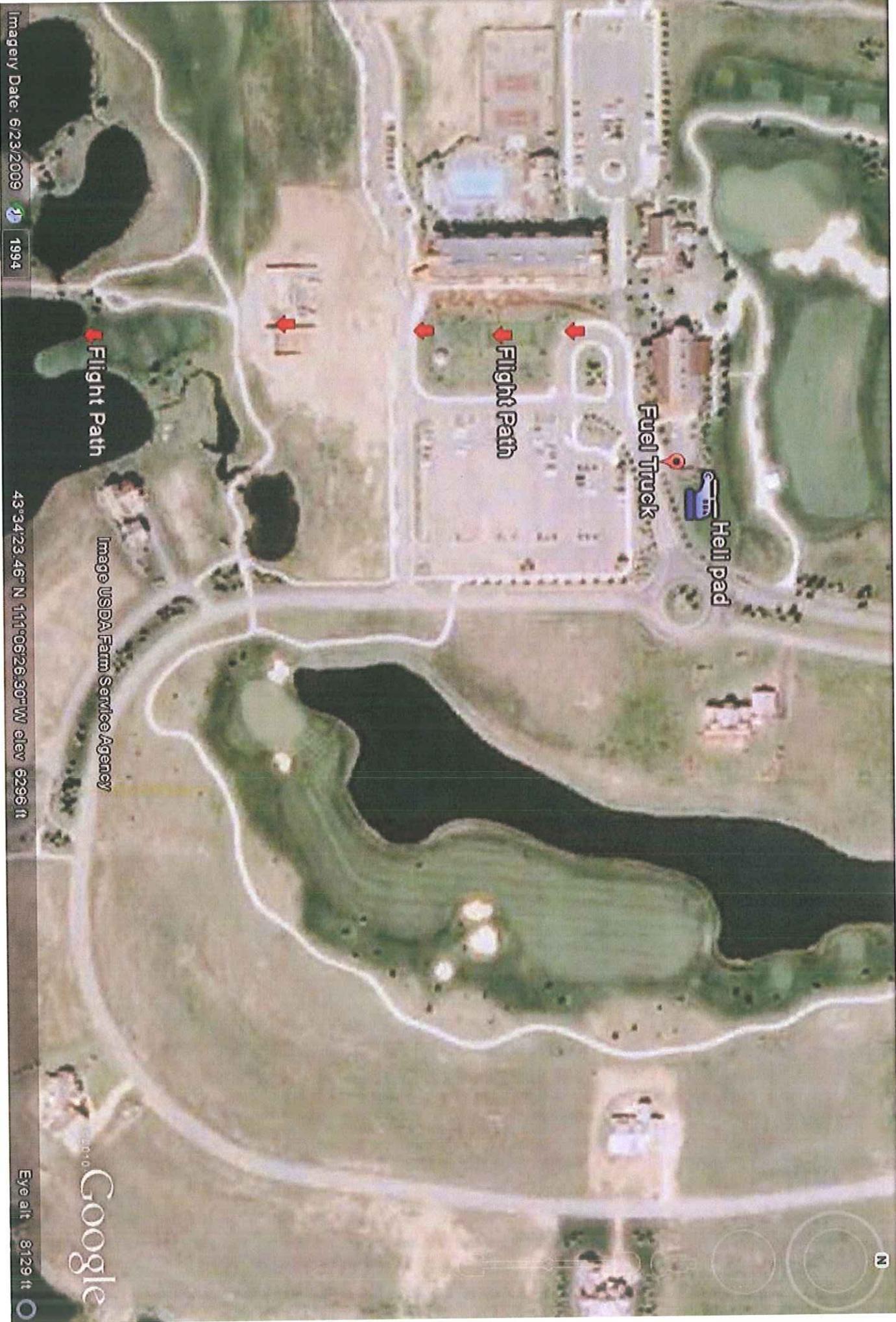
Printed: August 12, 2011

-  Tract 8c (New Helipad)
-  300 ft. Notification Buffer
-  Notification Area



# Teton Springs Lodge & Spa





Imagery Date: 6/23/2009 1994

Flight Path

Flight Path

Fuel Truck

Hell pad

Image USDA Farm Service Agency

43°34'23.46" N 111°06'26.30" W elev 6296 ft

Google

Eye alt 8129 ft

N