

October 11, 2011
P.O. Box 345
Driggs, ID 83422

Teton County Planning and Building Department
150 Courthouse Drive
Driggs, ID. 83422

As a property owner whose lot is in close proximity to the proposed Helipad where the High Mountain Helicopter Skiing program would operate, I want to raise my concerns about this proposal.

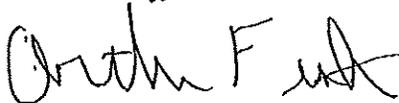
While I understand the desire of Teton Springs Lodge and Spa to maximize the profitability of their development, it should be noted that this proposal would undoubtedly have a further depressing effect on the value of the lots which were purchased by those like me who had faith in the assurances of the developers that Teton Springs would be a peaceful and desirable development much like the Teton Pines Resort in Jackson, Wyoming.

This proposal would simply be an advertising asset which would be utilized by very few winter visitors but would create significant noise and safety issues for those of us who relied on the resort's assurances when we purchased our property.

Any suggestion that a helicopter ski operation is needed to boost the winter desirability of our region can hardly pass a straight face test. The central area of Teton Springs is already oversaturated with dwelling units. What would make Teton Springs a more desirable winter vacation destination and a more attractive place for potential home owners would be such amenities as an indoor swimming pool, an ice skating area, etc. Shuttles to Targhee and Jackson Hole would also be attractive. None of these would have the disruptive quality of a noisy helicopter operation..

If there must be a helicopter ski operation, I suggest that it be located as far as possible from the existing homes and residential lots at Teton Springs.

Sincerely,



Arthur Frakt

Daniel Rubin

Mr. Jeff Naylor, General Manager
Teton Springs Lodge and Spa
Victor, ID 83455

Dear Mr. Naylor,

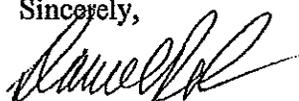
I just saw a copy of the October 12, 2011 Valley Citizen. It appears that you are on track to receive a permit for High Mountain Heli-Skiing.

We are home owners in Teton Springs and strongly support this addition to the resort. I was surprised to see that some residents oppose this. The value of everyone's home in Teton Springs is inextricably tied to the viability and success of the Lodge and Spa and Golf Club. Without those elements thriving, Teton Springs would dry up. Any initiatives that you take to improve the performance of the Lodge and Spa should be met with support and enthusiasm from every property owner in Teton Springs.

We spend winters here skiing and summers climbing, and find the helicopter to be not only not disturbing, but exciting. If you wanted to run a heli-hiking operation I would vote for that also.

In any event, I wish you the best with the Heli-Skiing. We will most likely use it ourselves this winter. Feel free to use this letter as a vote for the helipad if needed.

Sincerely,



Daniel Rubin

From: Dawn Felchle
To: Wendy Danielson;
Subject: FW: Heliport at Teton Springs
Date: Thursday, October 13, 2011 11:26:47 AM

Assume this will go in packet for BOCC hearing in December

Dawn Felchle
Assistant to County Commissioners
Risk Manager
150 Courthouse Drive
Driggs, ID 83422
1-208-354-8775
www.tetoncountyidaho.gov

-----Original Message-----

From: Bruce DeMaeye.
Sent: Wednesday, October 12, 2011 8:26 PM
To: Curt Moore
Cc: Kathy Rinaldi; Kelly Park; Bob Benedict; Dawn Felchle
Subject: Heliport at Teton Springs

Mr. Curt Moore,

I am an owner of multiple properties inside of Teton Springs Resort and totally support the helipad and the operation of High Mountain Heliskiing in Teton Springs Resort. Without being slopeside, Heli skiing is a unique opportunity to bring high end clientele to Teton Springs during the winter months, which increases rental revenue and helps us all to support a more sustainable winter economy in southern Teton County.

Bruce DeMaeyer
Unit Owner
Teton Springs Lodge

From: Angie Rutherford
To: Curt Moore; Wendy Danielson;
Subject: FW: Solicitation for comments from property owners regarding the proposed PUD Heli-pad at Teton Springs
Date: Monday, October 24, 2011 9:26:06 AM

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: Klaus Baer
Sent: Wednesday, October 12, 2011 11:02 PM
To: Angie Rutherford
Subject: Solicitation for comments from property owners regarding the proposed PUD Heli-pad at Teton Springs

Dir Sir:

I would like to express my personal opposition to the PUD for the helipad at Teton Springs. Though my property is not adjacent to the heli-pad area (I am in Mountain Meadows), and therefore the sound from the helicopters is not as audibly obtrusive to me personally as to other residents, I do feel that the noise is very disruptive to the residents who reside adjacent to or in close proximity to the helipad. Further, it seems the defined change in intended use of the heli-pad goes against the original grain of why the helipad was originally permitted.

I believe the noise and activity of a helicopter taking off and landing 6 times a day to be quite disruptive for those residents of Teton Springs who work from home, want to enjoy quiet walks around the neighborhood, or in general want to enjoy the serene and peaceful setting that makes this neighborhood development so special. It seems to me that by allowing such a disruptive and noisy operation within the neighborhood, the value of those lots near to the helipad would be compromised.

To offer a solution, I would propose a site nearby but outside of Teton Springs be identified as a helipad area (perhaps an open area farm for example). If the quick access to a helicopter by hotel guests is the goal, then a shuttle could be provided to pick up skiers from the front door of the hotel (that would create yet another job). In my opinion, a short shuttle ride would be a minimal inconvenience for heli-skiers.

I am certainly not in opposition to creating more jobs and don't want to thwart a local business such as the helicopter operation to be successful. However, in this case I feel the residents of Teton Springs have bought into the idea that this is a quiet and serene setting—and the potentially frequent sound of a helicopter taking off and landing would

compromise that.

Respectfully submitted ~

Klaus Baer

_____ Information from ESET NOD32 Antivirus, version of virus signature
database 6570 (20111024) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

_____ Information from ESET NOD32 Antivirus, version of virus signature
database 6570 (20111024) _____

The message was checked by ESET NOD32 Antivirus.

<http://www.eset.com>

From: Bruce
To: Wendy Danielson;
cc: Curt Moore;
Subject: Re: Planning Commission Public Hearing
Date: Sunday, October 23, 2011 4:45:49 PM

Ms. Danielson,

Please accept my apologies for the way that I reacted to hearing that this meeting had happened without my knowing. However, since I was one of the individuals who received an e-mail when the original hearing was cancelled, I naturally assumed I would also receive an e-mail when the meeting was rescheduled.

I also have to add that, whether "proper" notification requirements were followed or not, a small notice buried in the back of the paper, combined with only notifying residents within *300 ft.* (?!?) seems woefully inadequate for what has obviously been an issue as contentious as this. The potential impact area for an activity such as this certainly extends *far* beyond 300 ft.

sincerely,

- Bruce Smithhammer

On Fri, Oct 21, 2011 at 10:26 AM, Wendy Danielson <wdanielson@co.teton.id.us> wrote:

Mr. Smithhammer,

I apologize that you were not aware of the public hearing held earlier this month on October 11th for Teton Springs. The Teton County Planning & Zoning Commission held that hearing to consider an amendment to the Teton Springs PUD (not a conditional use permit). The hearing was properly noticed in the local newspaper and letters were sent to adjacent land owners within 300 ft as required. The agenda for the hearing was also posted on our website as was the amended

application and new comments from the public. These items are still available on the Planning & Zoning Commission page of our website if you wish to review them.

To clarify, the Planning & Zoning Commission does not make a "final" decision. Their vote is to recommend either approval or denial to the Board of County Commissioners. The Board will hear this application (we are anticipating that will happen at their December 15th public hearings) and make the final determination.

I hope this helps clarify some of the misconceptions that have taken place. I also hope that you will be able to continue checking our website for information on the 12/15/11 public hearing agenda for the Board. You will also be able to access the minutes from the Planning & Zoning Commission as soon as they become available.

Regards,

Wendy Danielson

Land Use Services Assistant

Teton County Idaho

150 Courthouse Dr. Room 107

Driggs, ID 83422

October 20, 2011

Subject: Re: Planning Commission Public Hearing

To Whom it May Concern -

It was with great surprise that I recently learned, from reading the local newspaper, that the county Planning and Zoning Commission has apparently approved commercial use of the Teton Springs helipad.

The last I had heard, via direct e-mail from a representative of the county, was that a public hearing on this issue which had been scheduled for 9/13/11, had been cancelled. I had hoped to attend that meeting. I was under the impression that when a new date for the public meeting had been scheduled, that I would hear about it. Maybe I somehow missed it, but I have heard of no rescheduled meeting for public input to date. Nor did I see anything regarding a rescheduled public meeting posted on the county website, as the e-mail I received said it would be. Did a public meeting happen, unbeknownst to me?

One of the big questions I have (and which I would have appreciated the opportunity to ask in a public forum) is this - how can the P&Z approve a commercial activity that is apparently in violation of both the Teton Springs agreement with the City of Victor *and* in violation of the stated use for such a helipad in the homeowner's agreement? Contrary to what I read in the paper, it is my understanding that there is no lack of clarity in these agreements, and that such agreements would need to be formally amended.

I would also like to understand how HMH has been able to operate in violation of these agreements to date, and why there is not serious consideration of these violations, and potential repercussions, *prior to* any further use being considered and approved? Allowing a company to operate without permits, and then simply granting them when they are asked for, is a troubling

practice, to say the least.

There are still many details of this operation for which I have not been able to easily find information - for example, how many flights a day would be approved? What would the flight paths be? What specific types of helicopters are being approved? These are details that I believe residents within the impact area have a right to know, and be able to weigh in on, prior to this activity being approved.

I will also add that the stated "positive economic benefits" of such an operation in our valley seem exaggerated at best, in my opinion. If this operation goes forward, I would love to see these "benefits" measured accurately, in terms of real dollars and cents that stay in our community, after several years of operation. Frankly, I see very few people - of the sort that \$1000/day skiing would attract - being people who are going to stay in Victor and spend any significant amount of money. Who are we kidding? These people will fly into Jackson, *stay* in Jackson, and get bused over the pass for a day of skiing, to then return to the other side. The idea that an operation like this will be "providing jobs and driving growth" for the people of Teton Valley is utterly absurd propaganda, in my opinion, which deserves more skepticism than it has thus far received. And even if it somehow is true, the benefits do not outweigh the impacts - impacts to local neighborhoods, impacts to traditional users in the backcountry, and impacts to wildlife at their most vulnerable time of year.

I am all for smart, sustainable growth that reflects the unique attractions of Teton Valley. But heli-skiing, operating out of a residential neighborhood on the fringes of a very small town, in an area that already offers abundant public access, does not embody this. It isn't the kind of "growth" that I support or want to see (and hear, since I live close to Teton Springs).

Sincerely,

- Bruce Smithhammer

On Mon, Sep 12, 2011 at 3:50 PM, Wendy Danielson
<wdanielson@co.teton.id.us> wrote:

Good Afternoon,

Attached is an announcement from the Teton County Planning Staff regarding the public hearing that was scheduled for the Teton Springs Helipad CUP. You are receiving this notice as a courtesy because of comments you have previously provided, but the information is posted on our website as well. If you have questions or concerns after reading this information, do not hesitate to contact our office.

Please monitor our County website www.tetoncountyidaho.gov as we will post new information as it becomes available.

Thank you,

Wendy Danielson

Land Use Services Assistant

Teton County Idaho

150 Courthouse Dr. Room 107

Driggs, ID 83422

October 21, 2011 From: Kelsey Ripple

Subject: RE: Planning Commission Public Hearing

Teton Valley **neighbors and business community:**

I am heartened that there is a more in-depth dialogue going on about this permit process.

And thank you Tony, for your official response. What you've said here, however, appears to be at odds with what P and Z says.

Bruce asked: "how can the P&Z approve a commercial activity that is apparently in violation of both the Teton Springs agreement with the City of Victor *and* in violation of the stated use for such a helipad in the homeowner's agreement?"

Mr. Vest replied: "There is **no document that denies the use of the helipad for skiing, or any other use.** No violation of any agreements has occurred. Clarification was sought by our formal request."

Teton County P and Z stated, on record:

1) "The **original PUD approval stipulated** that the **helicopter flights were to be restricted**, stating: "*Heli-port: - For alternative transportation and emergencies which would be located immediately east of the Clubhouse.*"

2)"**Planning Administrator Larry Boothe** wrote a letter dated January 27, 2004 to Teton Springs developer Mike Potter that **commercial flights were not allowed, per the Development Agreement**" and ". . .**commercial flights, including heli-skiing, were later determined** by Planning Administrator Larry Boothe to **not be an acceptable type of helicopter flight** from Teton Springs."

3)"**The assumption for allowing some helicopter flights but prohibiting commercial flights would likely be because the commercial flights, especially quick scenic ones would be much more numerous** than the occasional flight in by a resident."

4) "In 2011, the **owner of High Mountain Helicopter** stated that he **was told the issue had been resolved between Teton Springs and the County.**"

Thank you for helping to reconcile these apparently opposing statements.

What is most troubling to me is not your ski operation, it's the precedent this sets: **Do it until we get caught, then ask permission, and then—push it a little further.**

That is not a good-faith business practice in any community. Especially when your proposed business is controversial.

Kelsey Ripple

Friday October 21, 2011

Bruce, Tony and Catherine:

When first notified of the proposed Helipad Operations I provided written comment in support of the operation to Teton County. I believe there will be some minor but important economic benefits locally and appreciate the additional insight that Tony shared regarding the relationship of this operation to the vitality of the Teton Springs Resort. I believe the environmental negatives from this proposal are miniscule, and dispute Bruce's comment regarding "impacts to wildlife at their most vulnerable time of year" as big game has migrated to lower country when the high country is used by Helicopter supported backcountry skiers. I purchased my home in a resort area and believe this kind of operation is completely in line with expected use and will also provide a bit of a "cool" factor to the resort and local area. I think it's great that people weigh in whatever their views are. I just think in this case the proposal is a win-win so I support the Helipad Operation at Teton Springs.

Sincerely,

Hopi Salomon

-----Original Message-----

From: Tony Vest

To: 'Bruce' , 'Wendy Danielson' <wdanielson@co>

Sent: Fri, Oct 21, 2011 10:07 am

Subject: RE: Planning Commission Public Hearing

Bruce:

I respectfully take issue with your comments and will respond point by point:

The public hearing was held strictly in accordance with regulations and was well attended by the public.

There is no document that denies the use of the helipad for skiing, or any other use. No violation of any agreements has occurred. Clarification was sought by our formal request.

The commission was provided details on flight patterns, type of aircraft, number of flights and season of operations.

Your very negative comments regarding "positive economic benefits" have already been proven incorrect, as the hotel saw an increase in occupancy last winter as a result of heli-skiing operations. However the hotel has yet to reach breakeven in operations (but we are closer) and cannot do so on summer occupancy alone. Both the hotel and the golf club operations are supported by three remaining original investors (four others have withdrawn support and the developer has essentially folded). If we cannot develop a second season, the hotel will have to be closed. If the heli-skiing doesn't bring the hotel business, as you suggest, it will be cancelled and the market place will have determined our fate. That is as it should be. The hotel provides economic support to the grill and the golf operations (also struggling to get to break even) and to other area businesses. Everything is interdependent. Teton Springs Resort directly employs thirty to eighty hard working local people. We have to make it work or we, property owners, employees and investors, will all lose.

Teton Springs is a resort community with a commercial core. The helipad is located in the commercial core and has been there from the start. To deny its use for commercial purposes is illogical.

Teton Springs has not folded in this time of extreme economic difficulty because three of us continue to provide financial support and many more provide their time and labor. We ask for no bailouts and no special favors, but only to not be denied the chance to make Teton Springs a success, for all of us.

Tony Vest

Teton Springs Resort
www.TetonSprings.com

From: Bruce

Sent: Friday, October 21, 2011 12:02 AM

To: Wendy Danielson; cmoore@co.teton.id.us

Cc: AJ Linnell; Alexander Everett; Allen O'Banion; Anna Trentadue; Bill Malone; Bonny Etchemendy; Brett Upchurch; Bryan O'Neil; Catherine Tebay; Charles & Brenda Fulp; Charlie Cornell; Chip Beveridge; Christine Alfano; Circket Romanzi; Claude Jarman; David Layne; David Robertson; Doug Gemmel; Doug Workman; Emily Zitzloff; Erwin Kollegger; Frank Roughan; Gary Beebe; Glenn Nylander; Harold

Feder & Gloria Sandvik; Heather Pfeiffer; Hopi & Kate Salomon; Jeff Cushman; Jim Morgan; Jody & Stanley Rienmann; Joe Williams; John Fedders; John Wasson; Joseph and Julie Whitlock; Julie & Michael Stalnecker; Kate Stitt; Kathy & Michael Potts; Kim Keeley/Victor Emporium; Lydia Griffin Hudacsko; Mark Cummings; Martin Vidak; Matthew Ward; Megan Warren & Eric Henderson; Melanie Rehberg; Mike Fischer; Mike Potts; Mike Shaffer; Nancy Dunlap; Nicole Brittingham; Pamela and Lucian Carter; Pete Linville; Rachel Travis; Ralph Stewart; Ray & Jenna Thompson; Rich Carlson; Richard Weinbrandt; Robert Ward; Russell Dee Eldridge; Ryan Haworth; Scott Rehbert; Suzanne Leusch; Todd Hilde; Todd Place; Tony Vest; Tracy Everett; Trevor Deighton; Wildlife Brewing/Ric harmor

; Sarah Carpenter; Kelsey Ripple

Subject: Re: Planning Commission Public Hearing

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There are still many details of this operation for which I have not been able to easily find information - for example, how many flights a day would be approved? What would the flight paths be? What specific types of helicopters are being approved? These are details that I believe residents within the impact area have a right to know,

and be able to weigh in on, prior to this activity being approved.

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Sincerely,

- Bruce Smithhammer

On Mon, Sep 12, 2011 at 3:50 PM, Wendy Danielson <wdanielson@co.teton.id.us> wrote:

Good Afternoon,

Attached is an announcement from the Teton County Planning Staff regarding the public hearing that was scheduled for the Teton Springs Helipad CUP. You are receiving this notice as a courtesy because of comments you have previously provided, but the information is posted on our website as well. If you have questions or concerns after reading this information, do not hesitate to contact our office.

Please monitor our County website www.tetoncountyidaho.gov as we will post new information as it becomes available.

Thank you,

Wendy Danielson
Land Use Services Assistant
Teton County Idaho

From: Curt Moore
To: Wendy Danielson;
Subject: FW: Re; Helipad
Date: Friday, September 30, 2011 4:20:48 PM

From: Carol
Sent: Friday, September 30, 2011 8:38 AM
To: Curt Moore
Subject: Re; Helipad

My name is Carol Robinson and I own a cabin at 2 Riparian Way. I am trying to rent my place when I can....and it is difficult. I cannot imagine a worst scenario than having someone at my place wakeup to the GOD AWFUL sounds of a helicopter taking off..... and the helipad would be right next to me. Please do NOT allow this to take place right in the middle of a home development. It should be put somewhere else where it will not disturb the neighborhood. I cannot believe that you could legally allow this.

Carol Robinson

Carol

Wendy Danielson

From: Curt Moore
Sent: Thursday, November 17, 2011 3:23 PM
To: Wendy Danielson
Subject: FW: Helipad Application

Wendy, Could you add this to the web page for heli comments?
Thanks C

-----Original Message-----

From:
Sent: Thursday, November 17, 2011 3:14 PM
To: Curt Moore
Subject: Helipad Application

Dear Mr. Curt Moore,

We are writing you regarding the Application for a Helipad from Jeff Naylor.

We are not in favor for this development. We have concerns about safety, noise, and the possibilities of future devaluation of the area.

Best regards,
Marilyn Stallone

Wendy Danielson

From: Angie Rutherford
Sent: Wednesday, December 07, 2011 9:35 AM
To: Curt Moore; Wendy Danielson
Subject: FW: I oppose the proposed CUP for LDS church building on Highway 33

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: HF Johnson
Sent: Monday, December 05, 2011 12:05 PM
To: Angie Rutherford
Cc: Kathy Rinaldi
Subject: I oppose the proposed CUP for LDS church building on Highway 33

Teton County Planning & Zoning:

RE: Opposition to proposed CUP for LDS church building on Highway 33

I am writing to express my opposition to the proposed CUP for an LDS Church building at 7000 South and Highway 33. My concerns are detailed below:

1. A building of this magnitude does NOT belong in or near the scenic corridor through our county. Regardless of its intended use such a large building and parking lot have a commercial 'sprawl' look about them. *Our Scenic Corridor is one of the greatest economic assets this County has, and should be protected and preserved.* The proposed project would destroy this.
2. Furthermore, the LDS Church has demonstrated a poor sense of architecture in their many cookie cutter buildings cluttering the west. Regardless of the fact that a building of such size doesn't belong in our scenic corridor, a building of such tasteless design as most LDS churches exhibit shouldn't be allowed anywhere near the scenic byway.
3. Most LDS Church buildings I am familiar with include large parking areas with significant amounts of outdoor lighting. Our valley is renowned for its dark skies, which would undoubtedly be tainted by such a parking installation, unless strict conditions were set and met regarding quantity of lights, intensity of lighting, and hours of operation. This matter is a concern in any location throughout the valley, not just the proposed location. Again, this is a question of damaging an economic asset in our valley.

Does the church intend to decommission one of the current church buildings in the valley and replace it with this one? Or is the church projecting future growth based on the absurd number of platted lots in the valley - many of which may not be built for decades to come? What about traffic, storm runoff, sewage load? It seems there are many unanswered questions surrounding this proposed project. It seems more logical to place a church building within or closer to the residential community it will serve. To place it so near the highway requires that patrons drive their cars, rather than walking to the location. Teton County is trending toward more local services, and less sprawl type development. As proposed this project appears to typify sprawl.

As the County is progressing with its Comprehensive Plan which will guide development for the next decade, it seems foolish to advance a project of this magnitude, which doesn't seem to fit within the developing Comp Plan. I would rather see the BOCC or the planning department defer any binding decision on this project to a later date when the Comp Plan is more complete, and can provide better guidance on the issue. If such a deferral is not possible I recommend against any sort of approval in this, especially on any location within a half mile of the Scenic Corridor.

Thank you for your time.

Sincerely,

Hyrum Johnson

Wendy Danielson

From: Angie Rutherford
Sent: Wednesday, December 07, 2011 9:40 AM
To: Curt Moore; Wendy Danielson
Subject: FW: Opposition to CUP for LDS church building

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: Sarah J.
Sent: Monday, December 05, 2011 1:20 PM
To: Angie Rutherford; Kathy Rinaldi
Subject: Opposition to CUP for LDS church building

Teton County Planning & Zoning:

RE: Opposition to proposed CUP for LDS church building on Highway 33

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Thank you for your time.

Sincerely,
Sarah Johnson,

Wendy Danielson

From: Angie Rutherford
Sent: Wednesday, December 07, 2011 8:26 AM
To: Curt Moore; Wendy Danielson
Subject: FW: Heli-Skiing in Teton Springs

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: Bruce
Sent: Saturday, December 03, 2011 8:07 AM
To: Angie Rutherford
Subject: Heli-Skiing in Teton Springs

Dear Teton County P&Z,

I regret that, due to another commitment, I will not be able to attend the hearing on Dec. 15th regarding a potential permit for a heli-skiing operation out of Teton Springs.

There are several concerns I have about approval of this operation (as someone who lives across the highway from Teton Springs). However, there is one central issue that I keep coming back to, that I believe demands attention, and so far has gotten very little. The more one delves into the history of this issue, and particularly Teton Springs' behavior surrounding this, one thing becomes clear - that Teton Springs has repeatedly violated its agreement with the county; an agreement that clearly stipulates that their heli-pad is *not, and never has been*, zoned for commercial use. Yet it has still been used for such on numerous occasions over the last decade, and representatives of the county have had to remind Teton Springs of this fact more than once. This history has been well-documented, and is public record, though representatives of Teton Springs that I've dialogued with continue to deny that there has ever been any wrongdoing on their part.

I am dismayed that the county does not appear to be taking this history of violations seriously, and that the commission is not first having a substantive discussion about these ongoing violations, *prior* to consideration of a permit. I am even more dismayed that the county is now seriously considering granting a permit, given this history of repeated disregard bordering on arrogance. Equally concerning is the message it would send to other, existing and future, developers and related businesses. That message would appear to be - "*Don't worry about abiding by any agreements you make with the county. When you get around to asking for a permit, we'll just give you one anyway.*" Is this really the message we want to send? Have we learned anything, or progressed at all, from the days of letting developers have a free-for-all with no consequences?

I sincerely hope not. As an invested, full-time resident of Teton County, a healthy and diverse economy is a priority for me. But let's not be blinded by the promise of the possibility of a few jobs provided by a seasonal, highly-weather dependent and fairly controversial activity. And let's not simply roll over and provide a permit to a development with the history that Teton Springs has engendered surrounding this issue. Let's let businesses know that agreements with the county are developed and exist for good reason, and that they need to be taken seriously. The alternative, and the message it sends, has the potential to open a can of worms that I don't think any of us will want to inherit.

Sincerely,

- Bruce Smithhammer

To: Teton County Commissioners
Fr: Trevor Deighton
Re: High Mountain Heli Skiing and Teton Springs

I am writing in opposition to the proposed planned use of a commercial helicopter pad in Teton Springs. I object to this use for many reasons including:

As I own a home and live in the flight path I am directly affected by both the visual and the noise pollution of the HMMH flights. I think that we have not heard nearly enough about the number of flights and the types of helicopters that will be or could be used. Currently the owners say that only six flights will be needed. I have personally witnessed more than six flights per day and I am concerned about the added impact as the business grows. Additionally the noise impacts by different models of helicopters are significant. Currently HMMH fly a Bell 206 classified as a light helicopter. There are quieter light helicopter such as the Eurocopter 350B. Worst case scenario would be the use of a Bell 212 with future growth. This is a common helicopter for heli skiing operations and this poses significant increases in noise and would literally shake the valley with over flights. I have seen nothing that addresses these potential future impacts with growth.

I believe that the information that has been provided has been limited and that much more information and study needs to be done before a commercial heli pad would be approved. Furthermore I think that the credibility of both HMMH and Teton Springs has been legitimately called into question by operating without a permit, operating against previous agreements and by providing partial, misleading or false information. I also disagree with the rosy economic impact assessment. What percentage of HMMH clients actually stay in Teton Valley? It would seem to me that most are driven over the pass for the day and actually do not spend money here? Is HMMH a Teton County Idaho or Wyoming business? Will they be paying sales tax or payroll tax here? These questions just scratch the surface and call into question the information we have been given by HMMH.

I believe that the conversation has been lacking the bigger picture of including the forest service and whether or not a heli ski operation is appropriate. By allowing HMMH to fly in and out of Teton Springs they will be accessing terrain that is sure to include other user conflicts including backcountry skiers, snowmobilers and hunters/wildlife. I think that it is irresponsible to ignore these impacts to the residents of Teton Valley and I am opposed to the heli operation on these grounds as well. We do not need to increase tensions and user conflicts in Teton Valley. One look to the mountains around Salt Lake City and the conflicts there is more than enough reason to deny a heli ski operation a foothold and staging area in Teton Valley.

In summary I am opposed to any use of Teton Springs as a commercial Heli pad as it is a significant impact to both me personally and to the residents of Teton Valley. I am opposed because it is against previous agreements, because HMMH has been operating out of compliance and because of the increase in user conflicts and to our quality of life.

Sincerely, Trevor Deighton, Victor

Wendy Danielson

From: Angie Rutherford
Sent: Tuesday, December 13, 2011 8:53 AM
To: Wendy Danielson; Curt Moore
Subject: FW: Teton Heli Operations

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: Mark Cummings
Sent: Tuesday, December 13, 2011 8:38 AM
To: Angie Rutherford
Subject: Teton Heli Operations

Hello,

My name is Mark Cummings and I am a property owner in Teton Springs. I support the HeliSki operation proposed to operate within Teton Springs and think the economic impact outweighs the detractions that may occur. Please feel free to contact me if you would like to discuss the subject further.

Thank you - Mark Cummings

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Wendy Danielson

From: Angie Rutherford
Sent: Tuesday, December 13, 2011 7:40 AM
To: Curt Moore; Wendy Danielson
Subject: FW: Conditional Use Permit: High-Mountain Helicopter Skiing use of Tract 8C at Teton Springs Golf & Casting, LLC

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From:
Sent: Monday, December 12, 2011 8:08 PM
To: Angie Rutherford
Cc: Curt Moore;
Subject: Re: Conditional Use Permit: High-Mountain Helicopter Skiing use of Tract 8C at Teton Springs Golf & Casting, LLC

Apologies if I have the wrong email address. I understand there is a County Commissioners meeting this Friday and the agenda will include High-Mountain Helicopter Skiing operations out of Teton Springs Resort. Unfortunately my wife and I will not be back to the valley until Saturday, so I will be unable to attend. However our position stated in the email below remains the same. We still support this activity at Teton Springs. Thanks for taking this note into consideration.

Hopi and Kate Salomon,
Victor, ID

-----Original Message-----

From: hopif
To: cmoore <cmoore@co.teton.id.us>
Cc: ksalomor
Sent: Sun, Aug 21, 2011 12:02 pm
Subject: Conditional Use Permit: High-Mountain Helicopter Skiing use of Tract 8C at Teton Springs Golf & Casting, LLC

We are home owners in the Teton Springs subdivision in Teton County, Idaho. Our general address is 49 Moulton, Victor Idaho 83455. We want to comment on the Conditional Use Permit: High-Mountain Helicopter Skiing use of Tract 8C at Teton Springs Golf & Casting, LLC.

We have no issues/objections with the described use (Helipad Operation) adjacent to the resort. We think it will be a nice addition/item of interest to the resort and subdivision.

Sincerely,

Hopi and Kate Salomon

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The message was checked by ESET NOD32 Antivirus.

Wendy Danielson

From: Angie Rutherford
Sent: Tuesday, December 13, 2011 12:08 PM
To: Wendy Danielson; Curt Moore
Subject: FW: I support High Mountain Heli

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From: Annis Allen
Sent: Tuesday, December 13, 2011 10:03 AM
To: Angie Rutherford
Subject: I support High Mountain Heli

As a homeowner in Teton Springs I approve heli copter. This will help all teton county business. There is nothing in the winter that could bring more business. Have A MARRY CHRISTMAS AND NEW YEAR. DICK AND ANNIS ALLEN 31 WARM CREEK LANE VICTOR ID.

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Wendy Danielson

From: Angie Rutherford
Sent: Tuesday, December 13, 2011 12:06 PM
To: Wendy Danielson; Curt Moore
Subject: FW: High Mountain Heli Pad Application

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

From:
Sent: Tuesday, December 13, 2011 11:26 AM
To: Angie Rutherford
Subject: High Mountain Heli Pad Application

Teton Board of County Commissioners,

I am a owner of 37 Warm Creek, in the Teton Springs community. I am in favor of the application to put the Heli Pad in our community. I think this application should be approved by this body.

Thank you for your support,

Chip Beveridge
Branch Manager
MetLife Home Loans



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Wendy Danielson

From: Angie Rutherford
Sent: Tuesday, December 13, 2011 8:08 AM
To: Wendy Danielson; Curt Moore
Subject: FW: Helipad in Teton Springs

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

-----Original Message-----

From: Bruce DeMaeyer
Sent: Tuesday, December 13, 2011 8:07 AM
To: Angie Rutherford
Cc: Tom DeMaeyer
Subject: Helipad in Teton Springs

Teton Board of County Commissioners

Please vote positively for the High Mountain Heli-sking operation over at Teton Springs Resort. The program will bring much needed economic benefits to the southern end of the valley.

My brother and I are owners of 4 units in the Teton Springs Lodge.

Bruce DeMaeyer
Great Western Partners I, LLC

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Wendy Danielson

From: Angie Rutherford
Sent: Tuesday, December 13, 2011 7:45 AM
To: Wendy Danielson; Curt Moore
Subject: FW: High Mountain Heli

Angie Rutherford
Planner, Teton County, Idaho
208 354-2593

-----Original Message-----

From: CATHERINE TEBAY
Sent: Tuesday, December 13, 2011 7:39 AM
To: Angie Rutherford
Subject: High Mountain Heli

I both live in Teton Springs and own a condo in the hotel at Teton Springs. Having an operational heli-skiing business is a great way to stimulate winter tourism to Teton Springs. The noise intrusion is minimal. I see no reason not to allow this business to thrive.

Thanks,
Catherine M. Tebay, DDS
Teton Springs resident

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