



March 11th, 2025

Teton County Planning Department
200 S Willow St
Jackson, WY 83001

-Submitted via SmartGov-

RE: Pre-Application Conference Request – Grand Targhee Base Area Phase 1

Dear Staff,

Included with this submittal you will find the necessary materials for a Pre-Application Conference Request prior to a Development Plan on behalf of Grand Targhee Resort, LLC. The property is located at 3300 E Alta Ski Hill Rd in Alta, WY and is specifically described as Tract 39 (PIDN: 22-44-18-11-4-00-002).

In accordance with the approved Master Plan, this application contemplates development of two new buildings and a remodel of an existing building, as well as a small addition onto a fourth building. The new construction will total 254,869 sf. Building A will be composed of 35-40 residential condominium units for a total of 86,725 sf. A new hotel and Club will be developed combined with a renovation and expansion of the existing Trap Bar for a combined 156,171 sf. The new hotel will have 135 keys. The existing Rendezvous Lodge will have a service area expansion of 11,973 sf to facilitate current “back of house” improvements. Parking for will be provided in the parking areas shown on the site plan dovetailing with continued investment into the transit system, the specific details of which will be finalized at Development Plan.

Included with this transmittal you will find the following:

- Warranty Deed
- Letter of Authorization
- Conceptual site plan and square footage tables

Please call me if you have any questions, or if you require additional information at this time. Thank you for your assistance.

Sincerely,

JORGENSEN ASSOCIATES, INC.

Mila Dunbar-Irwin
Deputy Planning Manager

CC: Brendan Schulte - Jorgensen Associates, Inc
Dominick Valenti – Bull Stockwell Allen
Jake Ferreira – SE Group

The United States of America

To all to whom these presents shall come, Greeting:

14

WYW 157998

Page 1 of 5

RELEASED	
INDEXED	
ACQUISITION	
SCANNED	

WHEREAS

GT ACQUISITION I, LLC, a Delaware Company, in exchange for certain other lands conveyed to the United States, has selected and is entitled to a land patent, pursuant to the General Exchange Act of March 20, 1922 (42 Stat. 465; 16 U.S.C. 485), as amended by the Act of February 28, 1925 (43 Stat. 1090), the Federal Land Policy and Management Act of October 21, 1976 (90 Stat. 2743; 43 U.S.C. 1716), the Federal Land Exchange Facilitation Act of August 20, 1988 (102 Stat. 1086; 43 U.S.C. 1716), and the Act of June 11, 1960 (74 Stat. 205), for the following described land:

Sixth Principal Meridian, Teton County, Wyoming

T. 44 N., R. 118 W.,

Tract 39.

The land described contains 119.94 acres, more or less.

NOW KNOW YE, that there is, therefore, granted by the UNITED STATES unto the above named claimant the land above described; TO HAVE AND TO HOLD the said land with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant, its successors and assigns, forever; and

Grantor: UNITED STATES
Grantee: GT ACQUISITION I LLC
Doc 0623805 bk 552 pg 996-1000 Filed at 2:10 on 05/28/04
Sherry L Daigle, Teton County Clerk fees: 20.00
By JULIE A HODGES Deputy

Patent Number 49-2004-0004

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches or canals constructed by the authority of the United States in accordance with the Act of August 30, 1890 (43 U.S.C. 945) (2000); and
2. All the geothermal steam and associated geothermal resources in the lands so patented, together with the right to prospect for, mine, and remove such resources in accordance with and subject to the provisions and limitations of the Act of December 24, 1970 (30 U.S.C. 1002) and October 21, 1976 (43 U.S.C. 1719). Provided, there shall be no surface occupancy or surface use allowed in connection with this reservation.

The foregoing reservations are in accordance with the provisions of the Act of February 28, 1925 (43 Stat. 1090).

The information contained in this Patent is voluntarily provided by Patentee in accordance with Section 120(h)(3)(A)(i) of CERCLA, 42 U.S.C., Section 9620(h)(3)(a)(i), and 40 C.F.R., Section 373.1 (1997). This site contained fuel tanks located near the maintenance building on the south end of General Parking Lot No. 3 in which a fuel spill was discovered in the summer of 1997.

During the summer of 1998, the soil was stockpiled on General Parking Lot No. 3 and the fuel tanks were replaced with above-ground con vault type fuel tanks. On September 16, 1998, the Wyoming State Department of Environmental Quality concluded, ". . . the petroleum contaminated soils at this site have been remediated to the previously approved project objectives."

Items stored in and around the maintenance building include, but are not limited to, the above-ground fuel tanks, storage of paint, lubricating oils, and solvents.

The Patentee hereby stipulates and agrees under CERCLA Section 107(a), 42 U.S.C. 9607(a), that it is a potentially responsible party in connection with the property subject to this conveyance, and that, therefore, the covenant provisions of CERCLA Section 120(h)(3), 42 U.S.C. 9620(h)(3), do not apply to the above-referenced substances stored or released by the Patentee or its predecessors in interest on the subject property.

The Patentee, its transferees and assigns, or other successors in interest, agree that the following provisions shall be a covenant running with the subject property, and that they shall be enforceable by the United States in a court of competent jurisdiction.

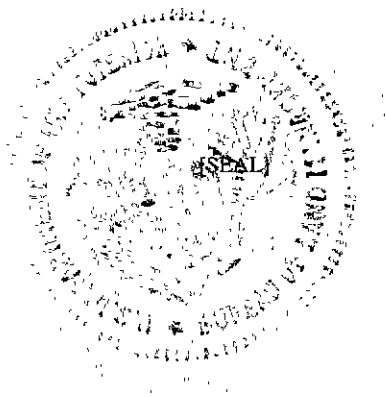
1. Patentee covenants not to sue, and shall indemnify, defend, and hold the United States of America, its various agencies and/or employees, harmless from any and all damages, losses, claims, liabilities, including CERCLA liabilities, and costs in connection with any activities, operations, or other acts conducted by the Patentee, its licensees, employees, agents, assigns or other successors in interest, on subject property, whether such activities, operations, or other acts occurred prior to, on, or after the execution date of

this Patent under provision of Section 103(c)(2)(A and B), (92 Stat. 3025). The Patentee also covenants not to sue the United States, its various agencies and/or employees for any and all environmental liabilities, including CERCLA liabilities, arising from the United States' ownership of the subject property.

2. The Patentee also agrees that it shall indemnify, defend, and hold the United States harmless from any costs, damages, claims, liabilities, and judgments arising from past, present, and future acts or omissions of Patentee, including its employees, agents, contractors, or lessees, arising out of, or in connection with, the Patentee's ownership and use, occupancy of, or operations on the subject property. This indemnification and hold harmless agreement includes, but is not limited to, acts and omissions of the Patentee, its employees, agents, contractors, or lessees arising out of, or in connection with the Patentee's ownership of and use and/or occupancy on the subject property which has already resulted, or does hereafter result, in: (1) violations of Federal, State, and local laws and regulations which are now, or may in the future become, applicable to the patented real property including but not limited to, the Oil Pollution Act, 33 U.S.C. Section 2701 et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. Section 9601 et seq., as amended, the Federal Water Pollution Control Act, 33 U.S.C. Section 1251 et seq., and the Resource Conservation and Recovery Act, 42 U.S.C. Section 6901 et seq.; (2) judgments, claims, or

demands assessed against the United States; and (3) costs, expenses, and damages incurred by the United States.

3. The Patentee agrees to allow the United States future access to the subject property to conduct any additional response action found to be necessary after the date of the conveyance.



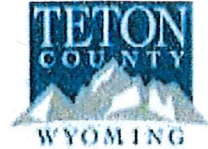
IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

GIVEN under my hand, in CHEYENNE, WYOMING
the TWENTY-FIFTH day of MAY
in the year of our Lord two thousand and four and of the
Independence of the United States the two hundred and TWENTY-
EIGHTH.

By Melvin Schlager
MELVIN SCHLAGEL
REALTY OFFICER
BRANCH OF FLUID MINERALS, LANDS AND
APPRAISAL

Patent Number 49-2004-0004

Teton County Planning and Building Department
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: GRAND TARGHEE RESORT, LLC
Physical Address of Property: 3300 E ALTA SKI HILL ROAD, ALTA, WY
Mailing Address: 3300 E ALTA SKI HILL ROAD, ALTA, WY
Zip code: 83414 Phone: _____
Email: _____

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: Jorgensen Associates, Inc. c/o Brendan Schulte
Mailing Address: P.O. Box 9550, Jackson, WY
Zip code: 83002 Phone: 307-733-5150
Email: bschulte@jorgeng.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as LOT 1, GRAND TARGHEE RESORT SOUTH PLAT NO. 1467 & TRACT 39, BEING PARTS OF UNSURVEYED SE1/4 SEC. 11 & SW1/4 SEC. 12, TWP. 44, RING. 118 (REMAINDER)

hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on 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.

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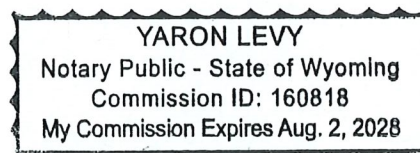
Print Name: Geordie Gillett
Signature: *GM Gillett*
Title: VP/CM

STATE OF Wyoming SS.
COUNTY OF Teton

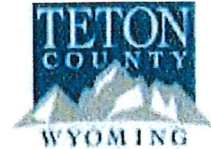
Subscribed and sworn to before me by Geordie Gillett this
7th day of March, 2025.

WITNESS my hand and official seal.

My commission expires: August 2, 2028 *[Signature]*
Notary Public



Teton County Planning and Building Department
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



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Mailing Address: 3300 E ALTA SKI HILL ROAD, ALTA, WY
Zip code: 83414 Phone: _____
Email: _____

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: Bull Stockwell Allen c/o Dominick Valenti
Mailing Address: 300 Montgomery St, Suite 600
Zip code: 94104 Phone: 510-961-7994
Email: dvalenti@bsaarchitects.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as TRACT 39, BEING PARTS OF UNSURVEYED SE1/4 SEC. 11 & SW1/4 SEC. 12, TWP. 44, RNG. 118 (REMAINDER) hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on 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, CO-OWNER, CORPORATE OWNER:

Print Name: Geordie Gillett
Signature: [Signature]
Title: VP/GM

STATE OF Wyoming SS.
COUNTY OF Teton

Subscribed and sworn to before me by Geordie Gillett this
7th day of March, 2025.

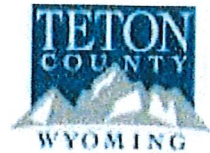
WITNESS my hand and official seal.

My commission expires: August 2, 2028

[Signature]
Notary Public

YARON LEVY
Notary Public - State of Wyoming
Commission ID: 160818
My Commission Expires Aug. 2, 2028

Teton County Planning and Building Department
200 S: Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



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Zip code: 83414 Phone: _____
Email: _____

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: SE Group c/o David Nicholas
Mailing Address: 2180 South 1300 East, Suite 430, Salt Lake City, Utah
Zip code: 84106 Phone: 801-944-2584
Email: dnicholas@segroupp.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as TRACT 39, BEING PARTS OF UNSURVEYED SE1/4 SEC. 11 & SW1/4 SEC. 12, TWP. 44, RNG. 118 (REMAINDER)

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OWNER, CO-OWNER, CORPORATE OWNER:

Print Name: Geordie Gillett

Signature: 

Title: VPLGM

STATE OF Wyoming

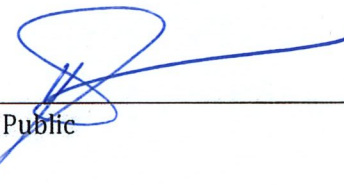
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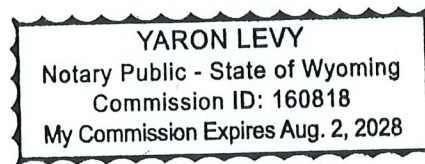
COUNTY OF Teton

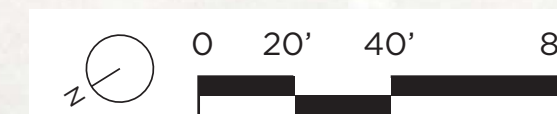
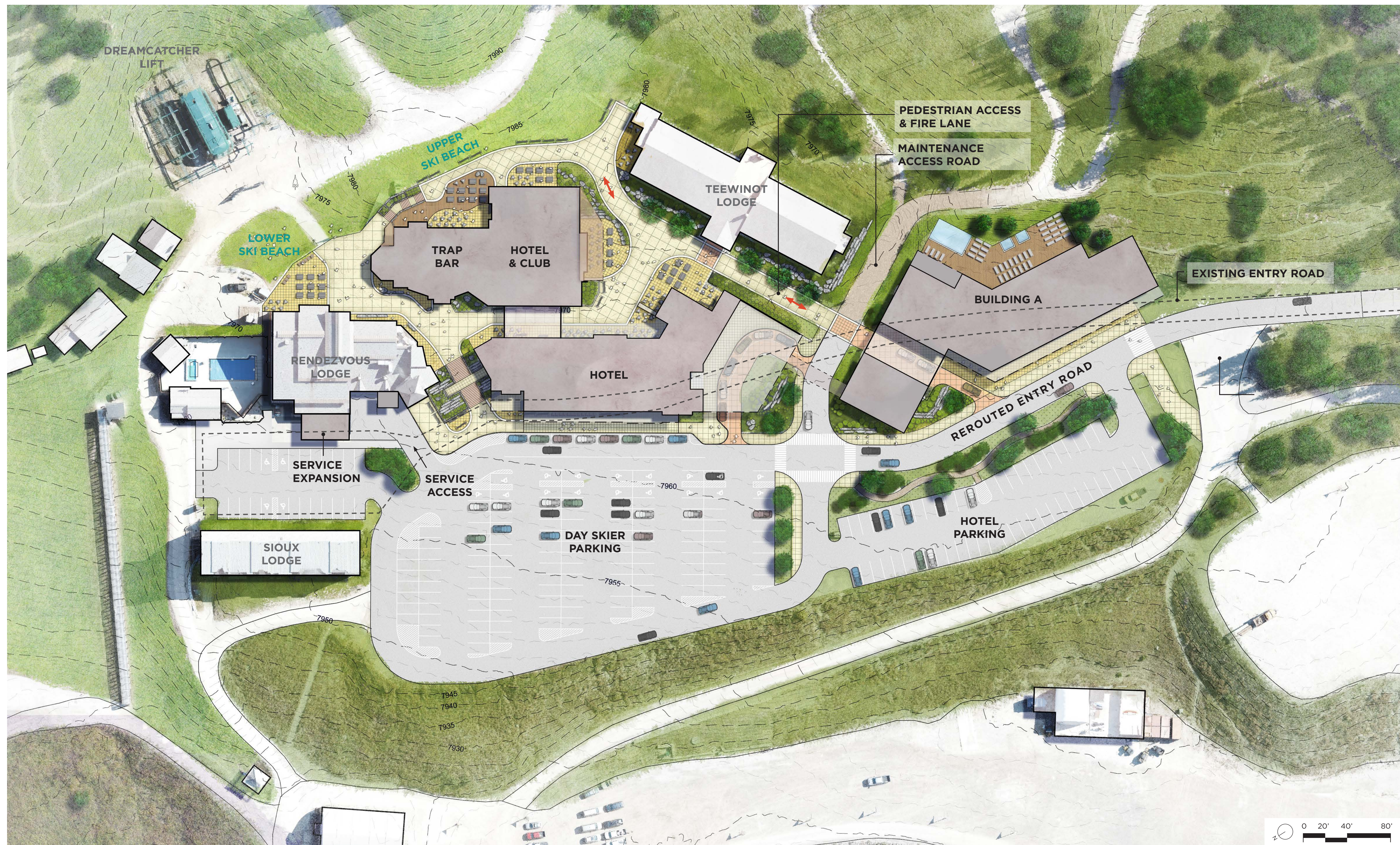
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7th day of March, 20 25.

WITNESS my hand and official seal.

My commission expires: August 2, 2028


Notary Public





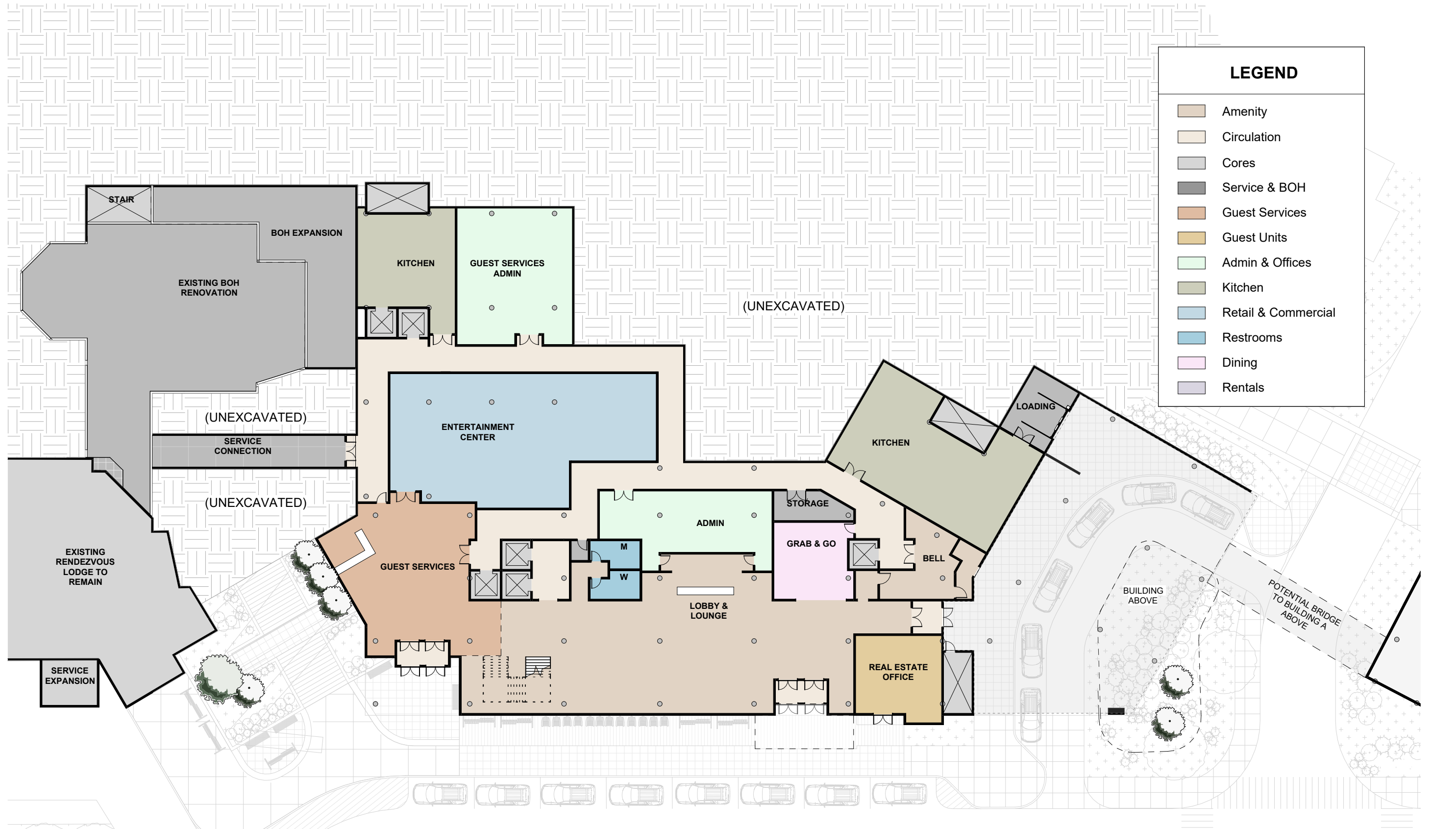




GRAND TARGHEE
ARCHITECTURAL PLANS
MARCH 07, 2025



GRAND TARGHEE RESORT



TARGHEE HOTEL - LEVEL 0, ARRIVAL LEVEL (+7960')



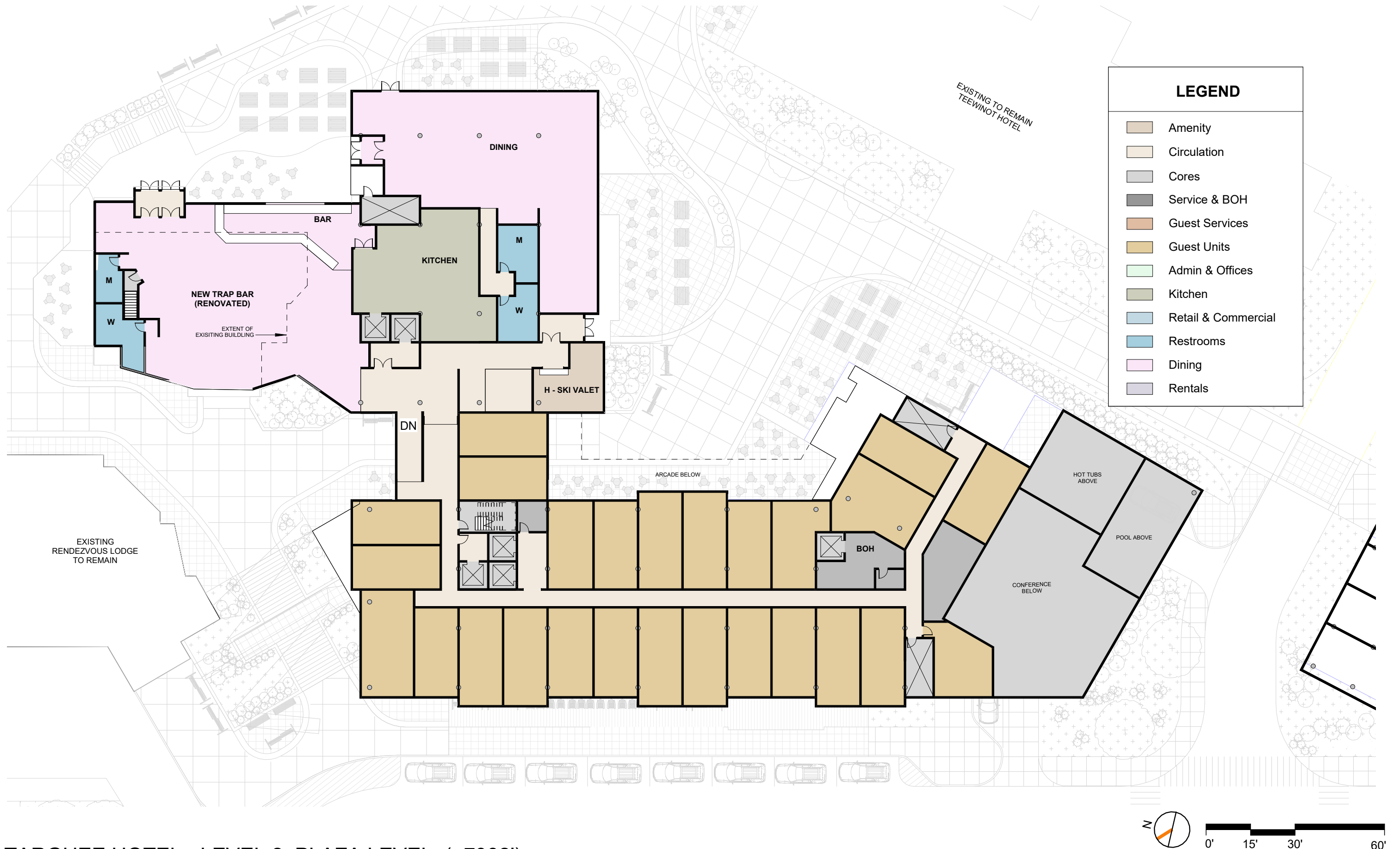
TARGHEE HOTEL - LEVEL 1, LOWER PLAZA LEVEL (+7973')

GRAND TARGHEE HOTEL & CLUB • CONCEPT DESIGN • ALTA WY • MARCH 2025

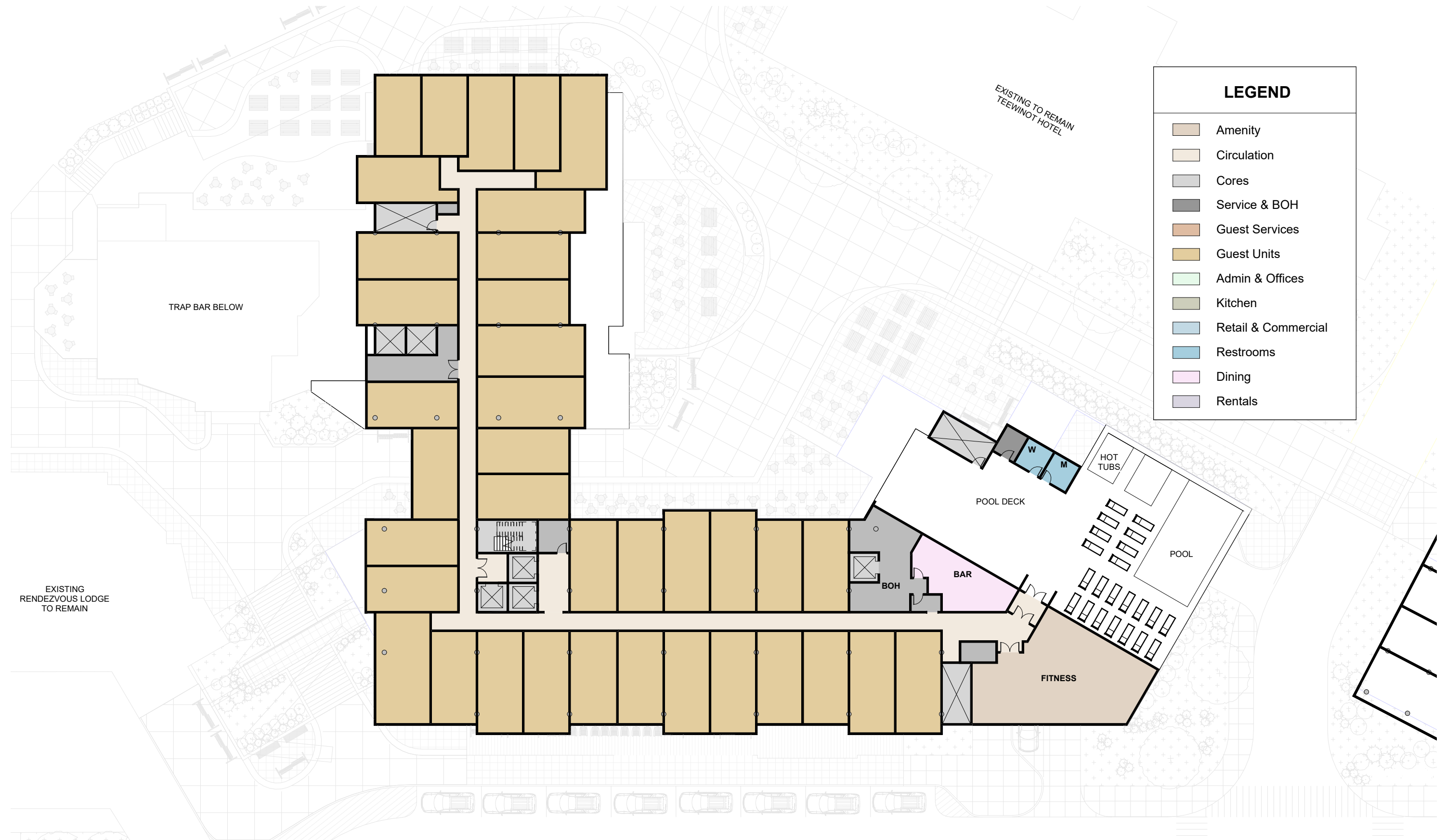


TARGHEE HOTEL - LEVEL 1, LOWER PLAZA LEVEL (+7973') - OPTION 2

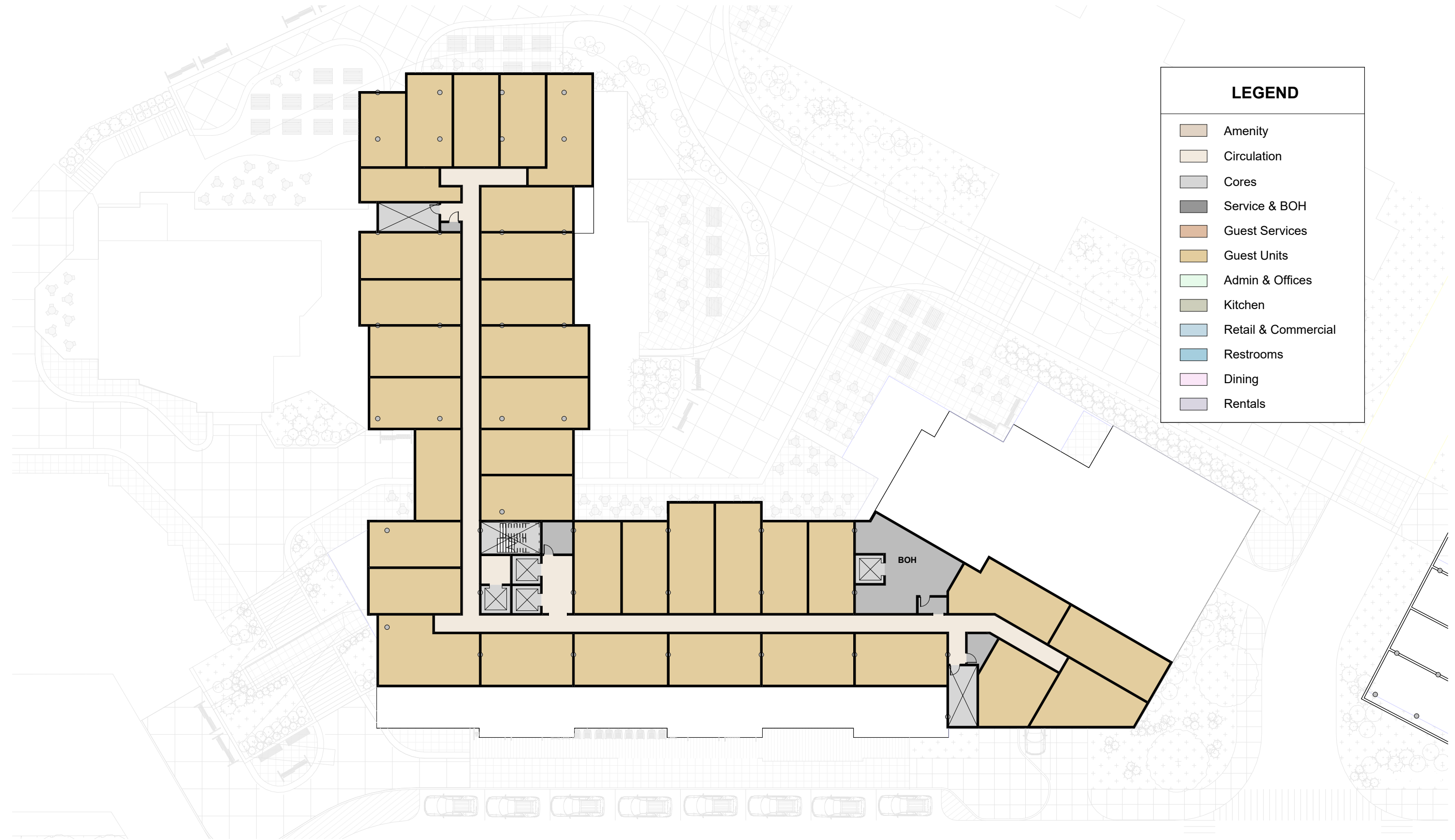
GRAND TARGHEE HOTEL & CLUB • CONCEPT DESIGN • ALTA WY • MARCH 2025



TARGHEE HOTEL - LEVEL 2, PLAZA LEVEL (+7982')

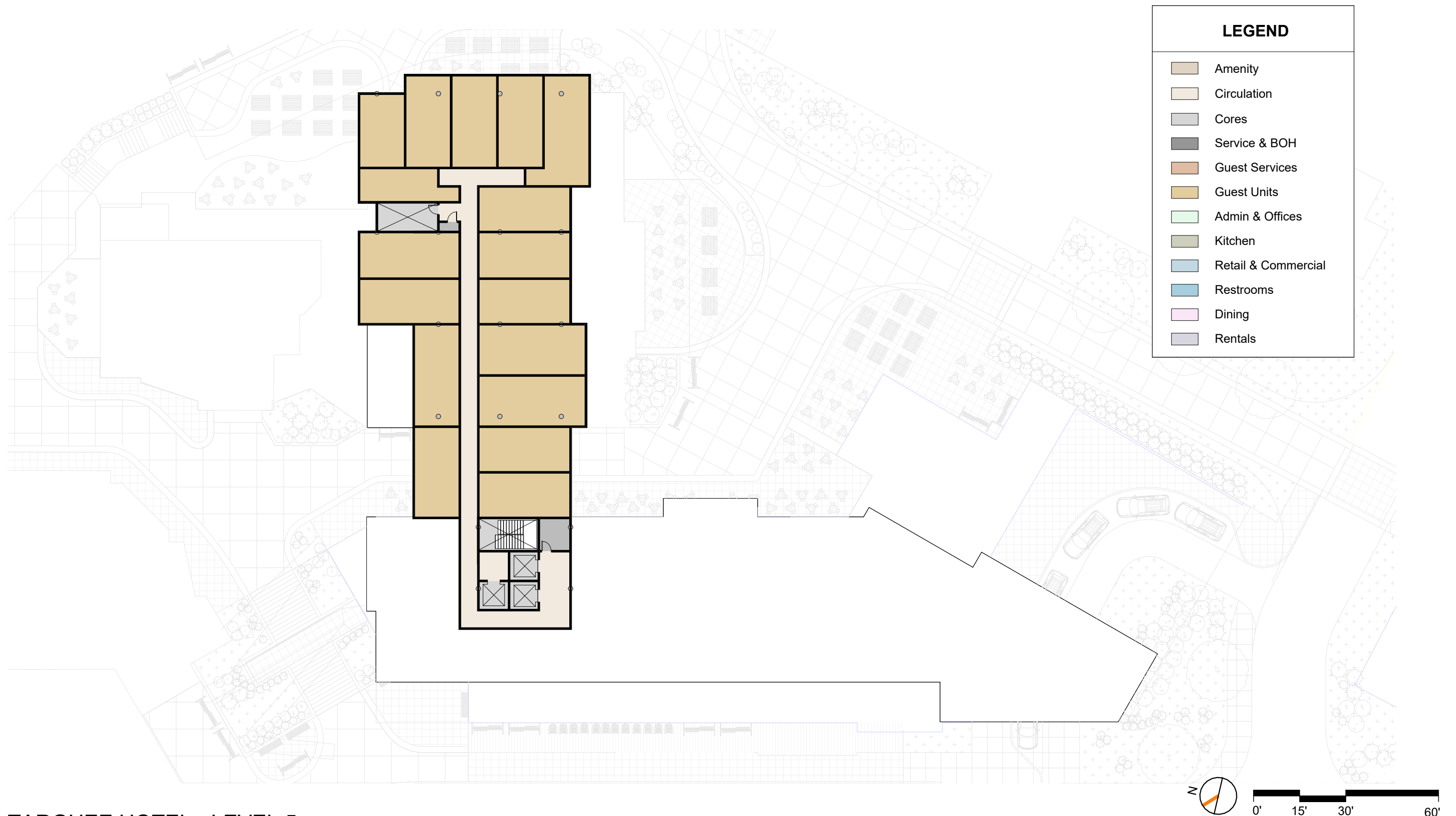


TARGHEE HOTEL - LEVEL 3

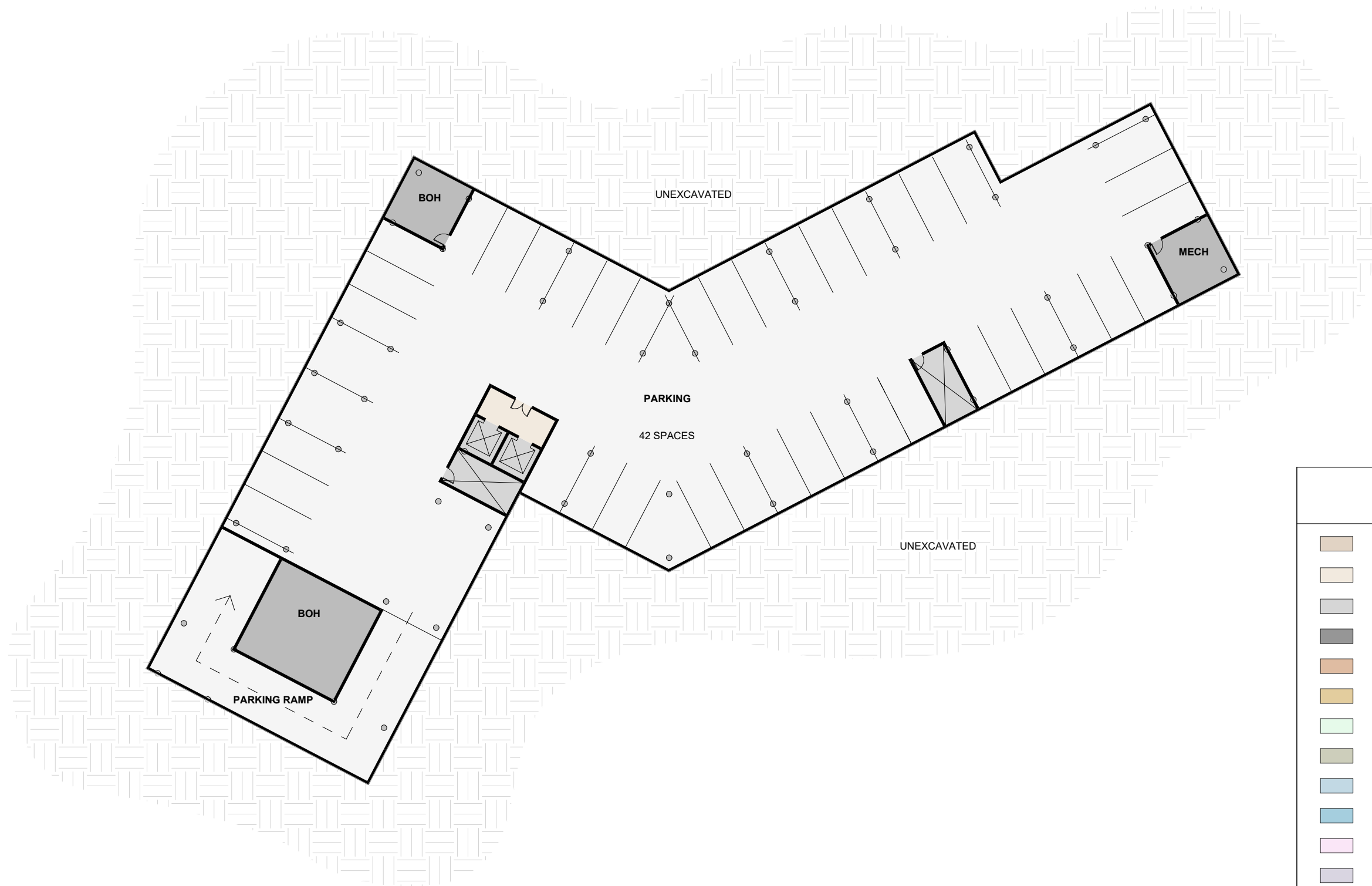


TARGHEE HOTEL - LEVEL 4

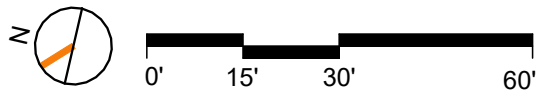
GRAND TARGHEE HOTEL & CLUB • CONCEPT DESIGN • ALTA WY • MARCH 2025



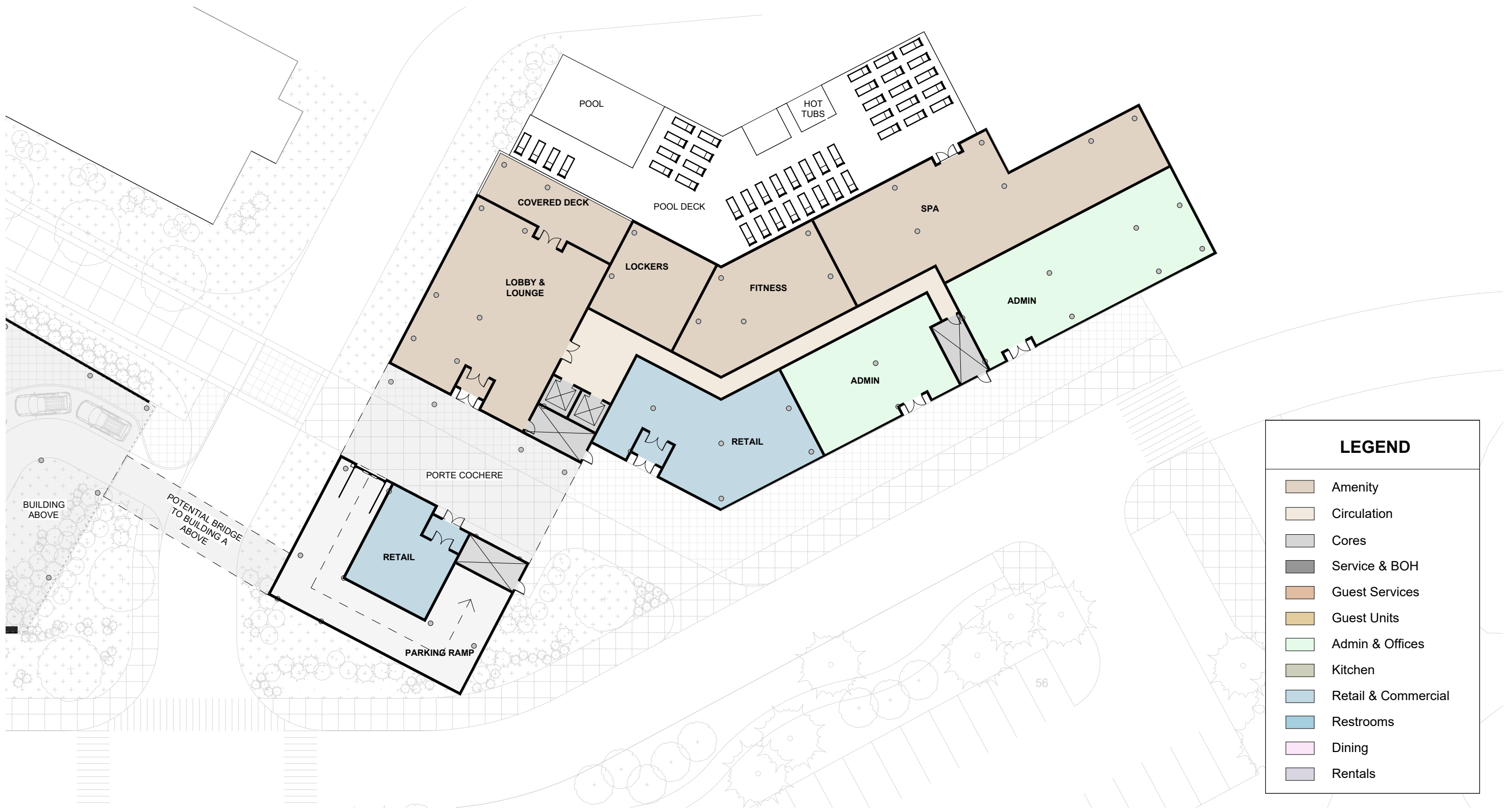
TARGHEE HOTEL - LEVEL 5



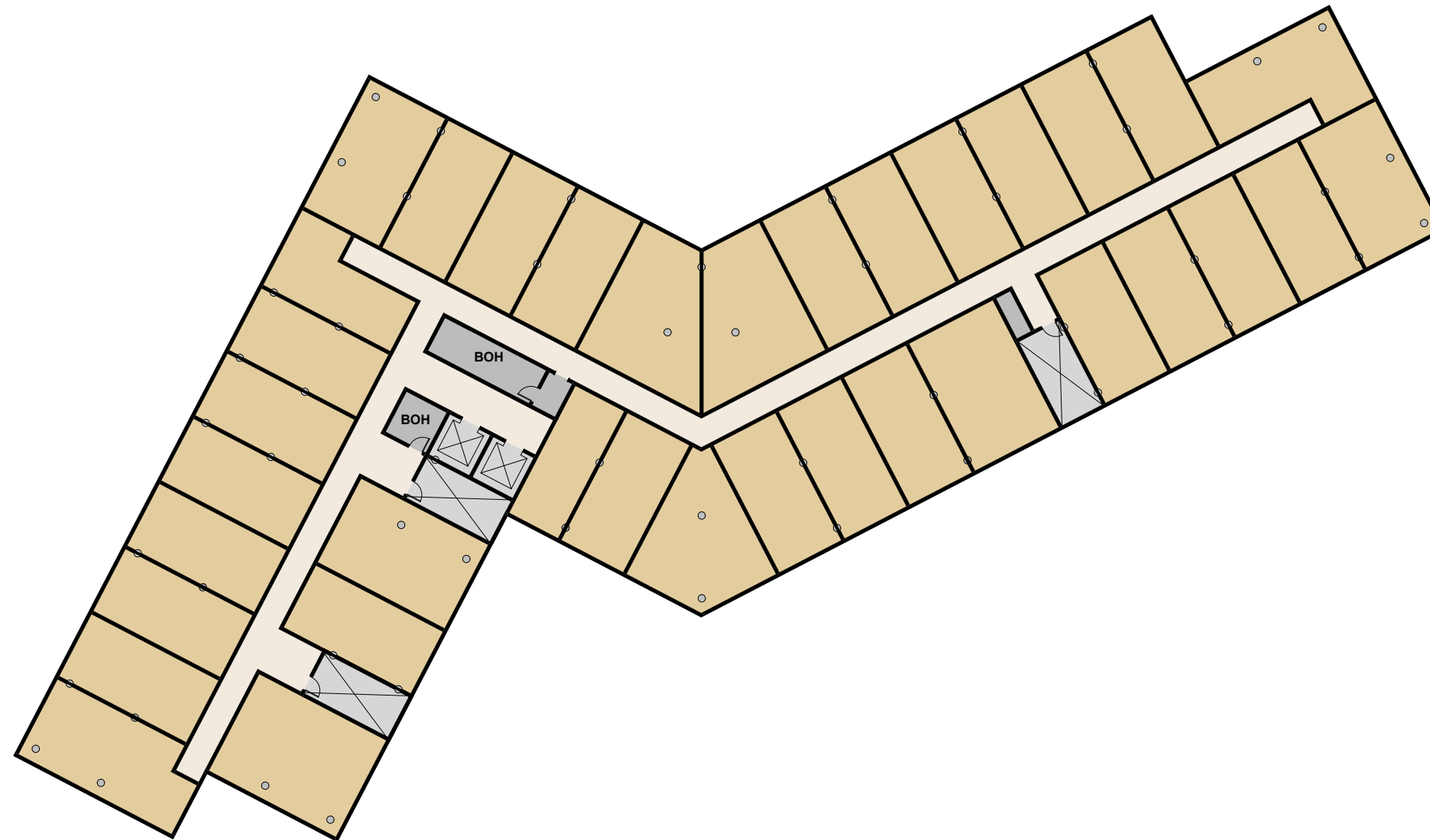
LEGEND	
	Amenity
	Circulation
	Cores
	Service & BOH
	Guest Services
	Guest Units
	Admin & Offices
	Kitchen
	Retail & Commercial
	Restrooms
	Dining
	Rentals



TARGHEE BLDG A - PARKING LEVEL



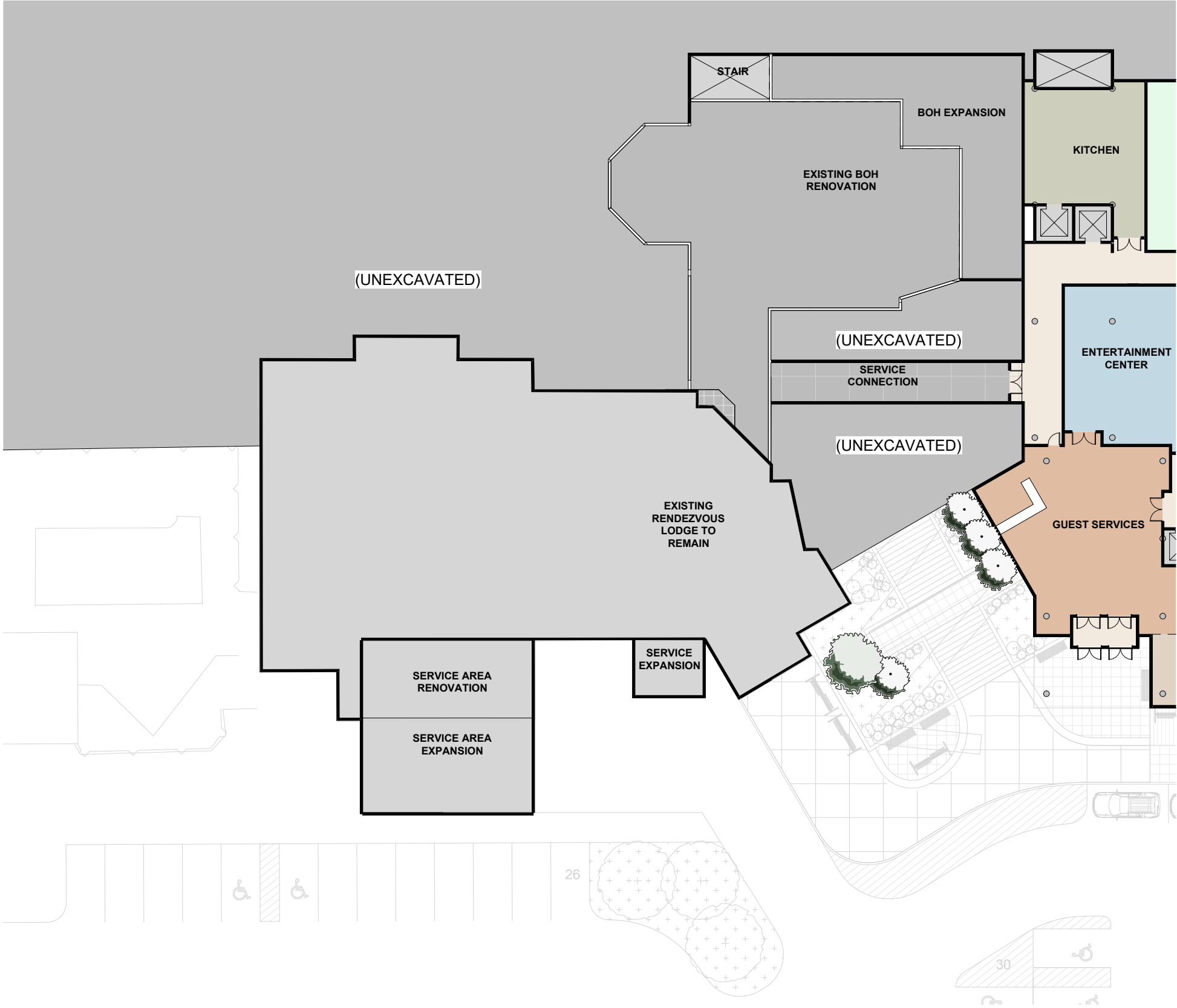
TARGHEE BLDG A - LEVEL 0 ARRIVAL LEVEL



LEGEND	
	Amenity
	Circulation
	Cores
	Service & BOH
	Guest Services
	Guest Units
	Admin & Offices
	Kitchen
	Retail & Commercial
	Restrooms
	Dining
	Rentals



TARGHEE BLDG A - LEVELS 1, 2, & 3



LEGEND	
	Amenity
	Circulation
	Cores
	Service & BOH
	Guest Services
	Guest Units
	Admin & Offices
	Kitchen
	Retail & Commercial
	Restrooms
	Dining
	Rentals

RENDEZVOUS SERVICE AREA RENOVATION & ADDITION

HOTEL & TRAP	ARRIVAL LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	
	GROSS AREAS (SF)						
AMENITIES							
Lounge	4843						
Bell area	603						
Ski Valet		438					
Hotel Ski Valet			428				
Club lobby		1012					
Club		973					
Club Lounge							
Bootup Space							
Mudroom							
Club lockers		2216					
Fitness				1431			
Total	5446	4639	428	1431			13139
HOTEL							
Dwelling Modules (135)			12676	17733	17655	7950	61616
COMMERCIAL							
Demo/Retail		521					
Retail/Market Stalls		1853					
Real estate office	707						
Resort rental		5630					
Guest Services	1994						
Entertainment Center	3100						
Day Lockers		559					
Grab N Go	594						
Dining		3819	7584				
Restaurant/ Bar		449	757	462			
Total	6395	12831	8341	462			30832
CONFERENCE							
Conference & Meeting rooms		3558					
Pre conference		2320					
Backstage		500					
Total		6378					7016
ADMIN + BACK OF HOUSE							
Admin	2617						
Rental Admin		628					
Retail storage							
Back of house/ storage	6813		515	1060	894	115	
MEP/ Storage				65			
Kitchen	2908	1558	1552				
Total	12338	2186	2067	1125	894	115	18725
CIRCULATION + ACCESSORY							
Corridors & Elevator lobbies	3721	1420	4161	2483	2338	1382	
Exit Staircase/Core	1259	1206	1277	1206	864	527	
Service corridor	612						
Restrooms	249	1135	841	162			
Total	5841	3761	6279	3851	3202	1909	24843
GRAND TOTAL							156171

GRAND TARGHEE BASE AREA PLAN - HOTEL PROPOSED AREAS TABULATION

BLDG A	PARKING LEVEL	ARRIVAL LEVEL 0	LEVEL 1	LEVEL 2	LEVEL 3	
	GROSS AREAS (SF)					
AMENITIES						
Lobby & Lounge		2512				
Spa		2814				
Lockers		828				
Fitness		1394				
Total		7548				
CONDOS						
Modules (130)			17650	17650	17650	58245
COMMERCIAL						
Retail		2494				
Total		2494				
ADMIN + BACK OF HOUSE						
Admin		3759				
BOH	1236		120	120	120	
MEP/ Storage	298					
Total	1534	3759	120	120	120	
CIRCULATION + ACCESSORY						
Corridors & Elevator lobbies	155	1037	2396	2396	2396	
Exit Staircase/Core	536	716	716	716	716	
Restrooms						
Total	691	1753	3112	3112	3112	
GRAND TOTAL						86725

RENDEZVOUS	LEVEL 1		
	GROSS AREAS (SF)		
EXISTING			
Service Area Renovation	872		
Rendevous Lodge	9789		
Total	10661		10661
BACK OF HOUSE / SERVICE			
Service Area Expansion	1064	1312	
Service Expansion	248		
Total	1312		
GRAND TOTAL			11973

GRAND TARGHEE BASE AREA PLAN - BUILDING A & RENDEZVOUS PROPOSED AREAS TABULATION