



**JORGENSEN**  
It's About People, Trust and Know How

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Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

November 2<sup>nd</sup>, 2022

Planning Staff  
Teton County Planning Department  
P.O. Box 1727  
200 South Willow St.  
Jackson, WY 83001  
*-Hand Delivered and emailed to [permits@tetoncountywy.gov](mailto:permits@tetoncountywy.gov)-*

**RE: Planning Permit Application – Administrative Adjustment for Targhee Cabins**

Dear Staff,

Enclosed you will find the necessary materials for a Planning Permit Application requesting an Administrative Adjustment for a developable slope increase of 20%. This application is to accompany the Development Plan for Targhee Cabins (DEV2022-0008) submitted August 15<sup>th</sup>, 2022. Grand Targhee Resort, located at 3300 East Ski Hill Road, is zoned Planned Resort (PR) and is legally described as Tract 39, being parts of unsurveyed SE1/4 Sec. 11 and SW1/4 Sec. 12, TWP. 44 RNG. 118.

Included with this narrative you will find the following:

- Planning Permit Application
- Letter of Authorization and Warranty Deed
- Site Plan Exhibit with Slopes
- Check for \$500

**Background**

This application requests relief from the developable slope standards for the PR Zone. The approval of this application will allow for the development of Phase 1 on slopes up to 36% in only a few of the proposed cabin locations. The Targhee Cabins Development Plan (DEV) represents Phase 1 of the Grand Targhee Master Plan. The intent for Targhee Cabins is to provide a spaced-out, low density, cabin-like feeling with an emphasis on preservation of the existing vegetation, landscape, and scenic resources.

The approval of this application is consistent with Section 1.2.C.2.c of the Grand Targhee Master Plan and would help accomplish the lower density vision for Phase 1.

### **Findings for Approval**

Section 8.8.1.C of the LDRs allows for an Administrative Adjustment for relief from developable slopes standards upon finding the application:

1. ***Complies with the applicability standards of this section. Complies.*** This application is requesting a 20% adjustment to the developable slope standard for the PR Zone as allowed by Section 8.8.2.B.5. of the LDRs and the Grand Targhee Resort First Amended Master Plan.
2. ***2.b. Better protects natural and scenic resources. Complies.*** Approval of this application will allow opportunity for the applicant to better preserve natural and scenic resources by choosing a preferred road alignment and site locations to avoid large douglas fir and aspen stands and to better tuck away the cabins from the road. This proposed design works with the existing grade and vegetation as best as possible and requires some cabin development on slopes greater than 30%. Intelligent design, smart site planning, and landscaping will help this development blend into the forested landscape and protect and preserve the natural and scenic resources within the Grand Targhee Resort Zone. By affecting a smaller portion of steeper slopes, a large area of scenic and habitat value may be preserved.
3. ***Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan. Complies.*** District 14.3 of the Comprehensive Plan for Grand Targhee Resort points to the approved Master Plan for guidance on the purpose of the zone and the desired future character. The Targhee Cabins DEV is consistent with Phase 1 of the Grand Targhee Master Plan and approval of this Administrative Adjustment is consistent with the Teton County Comprehensive Plan.
3. ***Will not pose a danger to the public health or safety. Complies.*** The relief sought is allowed by Section 8.8.2.B.5. of the LDRs and approval of this application will not pose a danger to either the public health or safety. Jorgensen Geotechnical, LLC notes that there are no landslides, or other evidence of mass slope instability, that have been mapped at the resort and in this area of proposed development. A full Geotechnical Report is currently in progress.
4. ***The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section. Complies.*** The applicant does not foresee submitting any further administrative adjustments for the development of the Targhee Cabins.

### **Expiration**

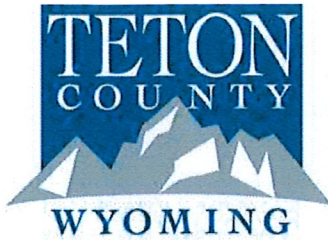
On behalf of the applicant, we would like to request an alternate expiration of two years to allow for construction and phasing for Targhee Cabins.

Thank you for your assistance and please do not hesitate to contact me should you need anything further at this time.

Best Regards,  
JORGENSEN ASSOCIATES, INC.



Ron Levy  
Land Use Project Manager



**PLANNING PERMIT APPLICATION**  
**Planning & Building Services Department**  
**Planning Division**

200 S. Willow St. | ph: (307) 733-3959  
P.O. Box 1727 | [www.tetoncountywy.gov](http://www.tetoncountywy.gov)  
Jackson, WY 83001 | [permits@tetoncountywy.gov](mailto:permits@tetoncountywy.gov)

**For Office Use Only**

Fees Paid \_\_\_\_\_  
Check # \_\_\_\_\_ Credit Card \_\_\_\_\_ Cash \_\_\_\_\_  
Application #s \_\_\_\_\_

**PROJECT**

Name/Description: Grand Targhee Cabins  
Physical Address: 3300 E Alta Ski Hill Road  
Lot, Subdivision: Tract 39 PIDN: 22-44-18-11-4-00-001

**OWNER**

Name: Grand Targhee Resort, LLC Phone: \_\_\_\_\_  
Mailing Address: 3300 E Ski Hill Road, Alta, WY ZIP: 83414-4570  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT**

Name: Jorgensen Associates, Inc. c/o Ron Levy Phone: 307-733-5150  
Mailing Address: P.O. Box 9550, Jackson, WY ZIP: 83002  
E-mail: rlevy@jorgeng.com

**DESIGNATED PRIMARY CONTACT**

\_\_\_\_ Owner ☒ Applicant/Agent (Letter of Authorization required)

**TYPE OF APPLICATION** Check all that apply; see the applicable application submittal checklists and Planning Fee Schedule online.

**Use Permit**

\_\_\_\_ Basic Use  
\_\_\_\_ Conditional Use  
\_\_\_\_ Special Use

**Physical Development**

\_\_\_\_ Sketch Plan  
\_\_\_\_ Development Plan

**Interpretations**

\_\_\_\_ Formal Interpretation  
\_\_\_\_ Zoning Compliance Verification  
(No LOA Required)

**Relief from the LDRs**

☒ Administrative Adjustment  
\_\_\_\_ Variance  
\_\_\_\_ Beneficial Use Determination  
\_\_\_\_ Appeal of an Admin. Decision

**Development Option/Subdivision**

\_\_\_\_ Development Option Plan  
\_\_\_\_ Subdivision Plat  
\_\_\_\_ Boundary Adjustment (replat)  
\_\_\_\_ Boundary Adjustment (no plat)

**Amendments to the LDRs**

\_\_\_\_ LDR Text Amendment  
\_\_\_\_ Zoning Map Amendment  
\_\_\_\_ Planned Unit Development

**PRE-SUBMITTAL STEPS** *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: PAP2022-0006 Environmental Analysis #: EVA2016-0021  
Original Permit #: PUD1989-0002 Date of Neighborhood Meeting: \_\_\_\_\_

**SUBMITTAL REQUIREMENTS** *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

- ☒ **Application Fee** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted [Planning Fee Schedule](#) on the county website for more information.
- ☒ **Electronic Submittal** A complete digital file of the application with attachments/plans sent to [permits@tetoncountwy.gov](mailto:permits@tetoncountwy.gov).
- ☐ **Hard Copy Submittal** A complete printed file of the application with attachments/plans.
- ☐ **Notarized Letter of Authorization** A notarized letter of consent from the landowner is required if the applicant is not the owner. Please see the Letter of Authorization template on the county website for a sample.
- ☐ **Corporations and Partnerships** If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation.
- ☒ **Response to Submittal Checklist** All applications require response to applicable review standards. These standards are outlined on the submittal checklists for each application type. If a pre-application conference is held, the submittal checklists will be provided at the conference. If no pre-application conference is required, please see the website for the applicable checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

#### FORMAT

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

**Note:** *Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.*

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

\_\_\_\_\_  
Signature of Owner or Applicant/ Authorized Agent

Ron Levy

\_\_\_\_\_  
Name Printed

10/28/2022

\_\_\_\_\_  
Date

Land Use Project Manager

\_\_\_\_\_  
Title/Role


Ver. 18.0  
Prepared by: Jorgensen on Oct 28, 2022, 9:30am

P:\2018\18005 - GRAND TARGHEE\06 - Targhee Cabins\1\0-Ch\02\02a\Plan\18005\_06\_01 Cabins\_Dwg.rvt - C3.2 SLOPES EXHIBIT.dwg



| Slopes Table                 |               |               |        |
|------------------------------|---------------|---------------|--------|
| Number                       | Minimum Slope | Maximum Slope | Color  |
| 1                            | 30.00%        | 36.00%        | Yellow |
| 2                            | 36.00%        | 61.99%        | Red    |
| MAN MADE SLOPES ABOVE 30.00% |               |               | Green  |





**JORGENSEN**  
JACKSON, WYOMING  
307.733.6150  
www.jorgeng.com

PROJECT TITLE:  
**GRAND TARGHEE RESORT  
TARGHEE CABINS  
3300 EAST SKI HILL ROAD  
TETON COUNTY, WYOMING**

SHEET TITLE:  
**EXISTING SLOPES EXHIBIT**

**- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL**

|                |            |
|----------------|------------|
| DRAFTED BY:    | KB         |
| REVIEWED BY:   | BS         |
| PLAN VERSION   | DATE       |
| DEV PLAN       | 10/28/2022 |
| PROJECT NUMBER | 18005.06   |
| SHEET          | C3.2       |

Teton County Planning and Development  
200 S. Willow, P.O. Box 1727  
Jackson, WY 83001  
Phone (307)733-7030 Fax (307) 739-9208



**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  
Mailing Address: 3300 E Ski Hill Road  
Zip code: 83414 Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Name: Jorgensen Associates, P. C. c/o Brendan Schulte  
Mailing Address: P.O. Box 9550, Jackson WY  
Zip code: 83002 Phone: 307-733-5150  
Email: bschulte@jorgensenassociates.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 AND THE FOLLOWING BLDGS. (CROSS COUNTRY BLDG., DAY CARE BLDG., GENERAL STORES, ADMIN.)

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.

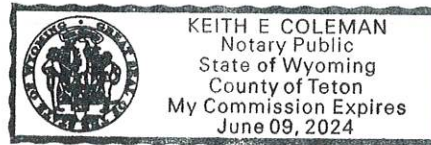
.....

**OWNER, CO-OWNER, CORPORATE OWNER:**

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

STATE OF Wyoming  
COUNTY OF Teton

SS.



Subscribed and sworn to before me by Geordie Gillett this  
28<sup>th</sup> day of October, 2022.

WITNESS my hand and official seal.

*Keith Coleman*  
Notary Public

My commission expires: 6/9/2024

# 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

Patent Number 49-2004-0004

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

## 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.

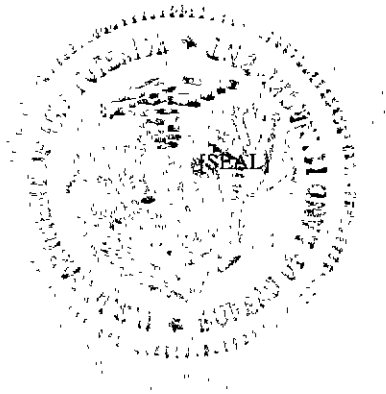
1. Patentee covenants not to sue, and shall indemnify, defend, and hold the United States of America, its various agencies and/or employees, harmless from any and all damages, losses, claims, liabilities, including CERCLA liabilities, and costs in connection with any activities, operations, or other 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