



Grand Targhee Resort

January 25, 2006

Lawrence A. Timchiak
Forest Supervisor
Caribou-Targhee National Forest
1405 Hollipart Drive
Idaho Falls, ID 83401

Jay Pence
District Ranger
Teton Basin Ranger District
525 South Main Street
P.O. Box 777
Driggs, ID 83422

Re: Clarifications and Modifications to the Master Development
Plan to Conform to the Proposed Base Area Development Plan

Dear Gentlemen:


Pursuant to 36 C.F.R. § 251.61 and Paragraph I.G. of our Forest Service Ski Area Term Special Use Permit, we wish to clarify and modify our Forest Service-approved Master Development Plan for the 2,412 acre Grand Targhee Ski and Summer Resort ("FSMDP") so that it conforms to the application that we have submitted to Teton County, Wyoming, to rezone the 120 acres of base area private land as a Planned Unit Development District for a Planned Resort and to secure approval of a County Master Development Plan for such District ("CMDP").

These County land use approvals are prerequisites for the development of the base area as a family-centered, four-season resort that offers varied and extensive lodging, commercial facilities and recreational activities. This was the initial, Forest Service-approved vision for the Resort, as set forth in the original 1971 FSMDP, and it remains the Forest Service-approved vision for the Resort today, as set forth in our current FSMDP. See, e.g., FSMDP at V-1 (1995) (contemplating "continuous development of a year-round recreational resort," which would include "nine additional or renovated hotel/condotel developments," "[c]ommercial space for a wide range of businesses," and "[e]xtensive indoor and outdoor recreational facilities"). During the past 12 years, this development has been the subject of multiple public reviews and environmental studies under the National Environmental Policy Act ("NEPA"), 42 U.S.C. § 4371 *et seq.*,

Grand Targhee 2b, 2c

- c. The existing Magic Carpet will be relocated to a site adjacent to the proposed Children's Center; and
6. Adding two new base area lifts as follows:
 - a. A new Ski School return lift, which, like the Magic Carpet, will be sited adjacent to the proposed Children's Center; and
 - b. A new Wishing Well egress lift, which will be sited almost entirely on private land.


These clarifications and modifications all involve recreation-related development on NFS land that is designated and managed for developed recreation under the 1997 Revised Forest Plan. All of the land in question is subject to our Special Use Permit, which authorizes us to use the land for "constructing, opening, and maintaining a winter sports resort including . . . ancillary facilities . . . known as the Grand Targhee Ski and Summer Resort Area." Ski Area Term Special Use Permit at 1 (2004). As explained below, the proposed improvements will comply with all applicable legal requirements, will serve the public interest, and will not involve significant new environmental effects; due to their topographic, physical, and operational requirements, they cannot be located on the base area private land.



Of course, much recreation-related development will occur on the base area private land as well. In addition the new Wishing Well lift, this development will include more than 800 public parking spaces, a pond, an equestrian center, water storage, water wells, roads, ski trails, a medical clinic, a ski school, and a children's center. The existing recreation-related improvements on this land already include utility corridors, a substation, propane storage, trail and administrative easements, tennis courts, an ice skating rink, and various buildings.

Prior Public Participation and Existing Information

The FSMDP authorizes Grand Targhee to upgrade and expand both its mountain capacity and its base area facilities on NFS land. The mountain capacity is authorized to increase to 5,130 skiers-at-one-time ("SAOT") through the development of additional lifts and trails; the base area facilities are authorized to increase to 686 lodging units, over 135,000 square feet of commercial space and skier services, and more than 9 acres of parking. Record of Decision: Grand Targhee Master Development Plan (1995) ("Master Plan ROD"). As the Forest Service recognized, "[e]xpansion and modernization of lifts



Grand Targhee 2b

The entire structure will be used to store, maintain, and support infrastructure and equipment that is necessary for resort operations on NFS land. The basement will be used for the storage of equipment, supplies, and hazardous substances, such as oils, solvents, and antifreeze. It will also constitute a containment facility that will prevent the release of such substances into the environment. The first floor will be used for maintenance and repair work on vehicles, ski lifts, and other resort equipment. The vehicles will range from snowmobiles, snow plows, and snow machines used during the winter on NFS land to front end loaders, pickup trucks, and all terrain vehicles used during the summer on such land. There will be machine shops, and other maintenance facilities, and parking for a fire pumper truck. The second floor will be used for offices, records, and temporary overnight accommodations relating to maintenance work and infrastructure security. These accommodations will provide sleeping, shower, and bathroom facilities for employees who are working overnight, but will not be used as a residence.

Adjacent to the structure will be a maintenance yard of more than two acres to provide vehicular access, fuel, propane, and sand storage, and parking. This parking is necessary for: an estimated 40 to 50 resort maintenance vehicles, including snow machines, snow plows, snow cats, front end loaders, a grader, pickup trucks, and all terrain vehicles; approximately 22 maintenance and treatment plant employee vehicles, as the employees would otherwise have to walk approximately one-half mile to public parking; and delivery and tank trucks, which sometimes include a tractor and trailer, range in length up to 65 feet, and require substantial room for turning.

The maintenance structure and parking lot will be served by approximately 700 feet of new access road. This road will connect to the base area road system between the north boundary of the private land and the wetland complex nearby. It will follow a relatively flat alignment around the ridge from the private land to the maintenance facility, and will span approximately 50 feet of the wetland using pilings, culverts, or other engineering devices to minimize any adverse effects.

By way of comparison, the current maintenance facility is located south of the wetland complex between the tennis courts and the stables. It includes a structure of about 5,000 square feet, and a yard of about 1.5 acres. The yard accommodates 22,000 gallons of fuel storage, 1,000 gallons each of propane and waste oil storage, four large containers, sand storage, and parking for about 30 maintenance and 11 employee



