

January 27, 2022

RE: Lot 333, Rafter J Ranch
Stage Stop Inc. PUD2021-0001 Amendment/ CUP2021-0005 Application

Dear Teton County Planning Department, Planning Commission, and Board of County Commissioners,

The Rafter J Ranch Homeowners Association (HOA) Board of Directors is responsible for the administration, operation, and maintenance of the Rafter J Ranch subdivision, including administering and enforcing the Covenants, Conditions, and Restrictions (CCRs). The Rafter J Ranch Improvement & Service District (ISD) Board of Directors is responsible for infrastructure within the Rafter J Ranch district, specifically water, sewer, roads, and pathways.

We, as the local elected representatives of the Rafter J Ranch community, have heard our residents' concerns regarding the potential change of use impacts proposed in the applications submitted by Stage Stop, Inc. for Planned Unit Development amendment and Conditional Use Permit (CUP2021-0005/PUD2021-0001) on Lot 333 in Rafter J Ranch.

The Rafter J Ranch HOA and ISD Boards of Directors ask the applicant and the County to assess the concerns of health and safety in Rafter J Ranch as part of the application review process and prior to making decisions to approve, approve with conditions, or deny the applications.

- Water – evaluate capacity of the existing Rafter J Ranch domestic water supply to adequately serve the proposed increase in residents on Lot 333 without negatively impacting existing service
- Sewer – evaluate capacity of existing sewer line and Rafter J pump station to adequately serve the proposed increase in residents on Lot 333
- Fire Protection – evaluate capacity of the fire management system in the existing building on Lot 333; evaluate flow and capacity of the Rafter J Ranch domestic water supply to adequately respond to any fire emergency in Rafter J Ranch
- Traffic – evaluate flow and capacity of the highway intersection, roads, and pathways, especially along Big Trails Drive to and through the intersection of Hwy. 191, to ensure safety of residents and other highway users; evaluate the feasibility and capacity of potential public transit to accommodate the proposed increase in residents on Lot 333
- Parking – evaluate the current parking capacity on Lot 333 and required per the Teton County LDRs for apartments; consider on-street parking restrictions enforced in Rafter J Ranch

We thank you for your time and attention to this matter.

Sincerely,

Rafter J Ranch Homeowners Association Board of Directors
Mike Keegan, Brian Remlinger, Karen Jerger, Tracy Baiotto, and Chuck Rhea

Rafter J Ranch Improvement & Service District Board of Directors
Brian Schilling, Steve Foster, and Eileen Mosman

CC: Stage Stop, Inc