



# Rafter J Ranch Homeowners Association

## Update for Rafter J HOA Members: Lot 333 (formerly Legacy Lodge)

Prepared by the Rafter J Ranch HOA Board of Directors on December 16, 2021, and updated on January 3, 2022

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The future of Lot 333 in Rafter J Ranch, formerly Legacy Lodge, has been a topic of interest among Rafter J HOA members. This update is intended to provide a summary of recent activity related to the potential future use of the property. We encourage you to be informed and involved in the process.

### What has been happening with Lot 333, formerly Legacy Lodge?

Legacy Lodge, the assisted living facility formerly located on Lot 333 in Rafter J, closed in February 2021. Stage Stop Inc purchased the facility in spring 2021 and initiated county processes to forward their project plans for the lot/building. This included:

- a zoning compliance verification to determine the allowable uses on Lot 333 (completed in July)
- a preapplication conference meeting (completed in July) regarding a potential Planned Unit Development (PUD) amendment
- a neighborhood meeting to inform the neighbors about their project plans (conducted July 19)
- an application for PUD amendment and Conditional Use Permit (CUP) (currently under review by the Teton County Planning Division)

### What is the PUD and CUP application?

Stage Stop Inc submitted an application to the Teton County Planning Division for a [Planned Unit Development \(PUD\) amendment and Conditional Use Permit \(CUP\)](#) on October 5, 2021. In the application, Stage Stop Inc states their project goal of “converting the 57 units into workforce housing,” and that “the owner plans to offer the units with commercial master leases to employers in blocks who can in turn offer subleases to employers for individual units.” The application proposes “no deed restrictions.” Stage Stop Inc also has shared with Rafter J HOA Board members their intent to minimally change the building and charge free market rent to employers who will then decide whether to subsidize the rent or not. The application notes the maximum occupancy per unit to be two unrelated family members.

Currently the property is zoned Local Convenience Commercial (CL), and residential apartment use and lodging use are not allowed. The application seeks to amend the Rafter J PUD to allow residential use on the property. This also involves amending the 11<sup>th</sup> printing of the 1978 Land Development Regulations (LDRs) to allow apartment as a conditional use. A corresponding CUP application for apartment use is included with Stage Stop’s application. Currently, there are no apartments in Rural-3 zones, such as Rafter J, in Teton County except the Heidelberg Apartments near Teton Pass.

### What’s next and the timeline?

The Teton County Planning staff is reviewing the PUD amendment and CUP application and preparing a report and recommendation to the Planning Commission. The report and recommendation are anticipated to be available in early 2022 on the Teton County website. We also will share on the Rafter J HOA website, [rafter.org](http://rafter.org).

The Planning Commission is scheduled to meet and make a recommendation to the Board of County Commissioners (BCC) then the BCC is scheduled to meet and make a decision regarding the application, unless the discussion is continued.

## How may I provide input/ comments?

A public hearing before the Teton County Planning Commission is scheduled for February 14th at 6pm in the Commissioners' Chambers at the County Administration Building. A second hearing before the Board of County Commissioners is scheduled for March 15th at 9am at the same location. The hearings are open to the public, in person and online. **NOTE: Stage Stop Inc requested postponement of the hearings, originally scheduled for January 10<sup>th</sup> and February 1<sup>st</sup>.**

Questions and comments regarding the application may be directed to the Planning Office by phone 307-733-3959 or in writing by mail or email [cwindom@tetoncountywy.gov](mailto:cwindom@tetoncountywy.gov) up until the hearing dates. Rafter J HOA members are encouraged to voice their thoughts and opinions as well as attend the public hearings.

Stage Stop Inc is planning [open house meetings](#) on December 22 and January 5 from 4-7pm at Legacy Lodge to answer questions, provide more information and elicit feedback from neighbors. Note, these open house meetings are not an official forum for providing public comment to the Planning Commission or Board of County Commissioners.

## How do the HOA CCRs apply?

Lot 333 is subject to the Declaration of Covenants, Conditions and Restrictions (CCRs) for the Rafter J HOA. The current CCRs designate Lot 333 as "commercial" area. Thus, for Stage Stop Inc to pursue their proposed plans for Lot 333, an amendment of the CCRs to allow multiple dwelling residential use would be required in addition to any approvals or permissions required by Teton County. The Rafter J CCRs outline the required process for amendment. The Rafter J HOA has made Stage Stop Inc aware of this requirement via [letter](#).

## How can I stay informed about Rafter J activities?

The monthly Rafter J HOA email updates include the latest neighborhood information. Rafter J HOA members also are invited to attend the Rafter J HOA Board meetings in person or online. The Board meeting minutes and recordings are posted on the Rafter J HOA website, [rafterj.org](http://rafterj.org). Special projects and announcements are highlighted in the [news and notices](#) section of the website.

### Links and references of note:

Teton County public hearings notice

<https://www.rafterj.org/wp-content/uploads/2021/12/County-Notice-Lot-333-12.9.21.pdf>

Stage Stop Inc neighborhood meetings notice

<https://www.rafterj.org/wp-content/uploads/2021/12/NOTICE-OF-NEIGHBORHOOD-MEETINGS.pdf>

Stage Stop Inc PUD and CUP application

<https://developmentrecords.tetoncountywy.gov/Portal/Planning/Status?planningId=20910>

Rafter J HOA letter to Stage Stop Inc

<https://www.rafterj.org/wp-content/uploads/2021/12/Rafter-J-HOA-Letter-to-Stage-Stop-Inc.-12-13-2021.pdf>

Rafter J news and notices

<https://www.rafterj.org/news-notice/>

Teton County PUD amendment process > LDRs Section 8.7.3, page 8-67, PDF page 497

<http://jacksontetonplan.com/DocumentCenter/View/932/Teton-County-Land-Development-Regulations-PDF?bidId=>