

Rafter J Office

From: Mike Keegan
Sent: Tuesday, September 6, 2022 4:26 PM
To: cneubecker@tetoncountywy.gov
Cc: Luther Propst; Mark Newcomb; Mark Barron; Natalia Macker; gepstein@tetoncountywy.gov
Subject: Lot #333 Rafter J
Attachments: 5.18.22 Planning and Stage Stop.pdf

Dear Chris,

I want to communicate to you in the strongest of terms that the Rafter J Homeowners Association Board of Directors is extremely concerned with the new application that has been submitted by Stage Stop LLC. From all appearances, there is an effort, with the support of the Planning Department, to take this application decision out of the public process. At an August 18th meeting between representatives of the Rafter J HOA and Stage Stop LLC, no mention was made by Stage Stop of this new application, even though it was obviously well along in drafting process.

As you are aware, there is an active application (CUP2021-0005) that has not been decided and is scheduled for a re-vote on September 20. Historically, it has always been the position of the Teton County planning department to not allow multiple applications on the same property concurrently. In other words, no multiple choice. Yet, there is no indication the planning department has required the withdrawal of the prior application.

In addition, the PUD amendment is currently before the District Court for judicial review. The fundamental questions center around whether or not Lot 333 was created under a PUD, or governed by the Rafter J subdivision plat and the Rafter J CCR's. – not the 1978 LUDR's. The BUP should not be accepted as sufficient until the District Court decision.

Other considerations should be that a basic use permit (BUP) for ARU's requires separate applications for each unit – there are 27 of them. Only one was submitted. Also, in the recent Lower Valley application, the County Planning Department determined that any request for five or more ARUs on a property must go through the public review process with a decision by the Board of County Commissioners - not the Planning Director. This process cannot be circumvented by submitting one BUP application for 27 ARU units.

Lastly, the Board and Rafter J owners have been made aware of the attached email and have significant concerns about its import. The email suggests strongly that Ms. Windom has not approached Stage Stop's previous applications in a neutral and objective manner but has instead acted as an advocate on Stage Stop's behalf and has taken a position of expressly supporting its applications, even in the face of denial of the application by the Commissioners. Teton County and all of its representatives are supposed to neutral and objective parties making decisions based on the applicable laws and regulations. No County official should be acting as an advocate or lobbyist for applicants- particularly when there is significant opposition from other County residents whom they represent as well. Based on this email, it seems provident that Chandler Windom be removed from all current and future Stage Stop LLC, Lot #333 business with Teton County to ensure that propriety, and the appearance of fairness and objectivity, be maintained.

Michael J Keegan
Rafter J Homeowner's Association

From: [Stefan Fodor](#)
To: [Chandler Windom](#); [Hal Hutchinson](#)
Subject: RE: PUD2021-0001 Filing
Date: Wednesday, May 18, 2022 5:27:49 PM

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Thanks Chandler. Some of these things are out of our control. We are going to regroup and figure out next steps and be in touch.

Stefan

Stefan J. Fodor
Fodor Law Office, PC
307.733.2880

From: Chandler Windom <cwindom@tetoncountywy.gov>
Sent: Wednesday, May 18, 2022 5:00 PM
To: Stefan Fodor <stefan@fodorlaw.com>; Hal Hutchinson <hal@hhlandstrategies.com>
Subject: RE: PUD2021-0001 Filing

Stefan,

Sorry the outcome was not what was hoped, disappointing indeed. Just let me know what I can do to assist in a new submittal or any other ideas in the future that you want to discuss.

As for the PUD, we did get that filed in the Clerks office this afternoon. We have had some attention as to the filing date by members of the public, so I think perhaps an appeal is on the horizon. I will of course let you know as soon as I know anything.

Best,

Chandler

Chandler Windom, AICP

Senior Planner / [Teton County Planning and Building](#)

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

307-733-3959

From: Stefan Fodor <stefan@fodorlaw.com>
Sent: Wednesday, May 18, 2022 3:30 PM
To: Chandler Windom <cwindom@tetoncountywy.gov>; Hal Hutchinson <hal@hhlandstrategies.com>
Subject: RE: PUD2021-0001 Filing

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Chandler:

Thanks for all your hard work on this project. Its disappointing the CUP did not pass, but your efforts were very much appreciated.

Stefan

Stefan J. Fodor
Fodor Law Office, PC
307.733.2880

From: Chandler Windom <cwindom@tetoncountywy.gov>

Sent: Wednesday, May 18, 2022 3:09 PM

To: Hal Hutchinson <hal@hhlandstrategies.com>; Stefan Fodor <stefan@fodorlaw.com>

Subject: PUD2021-0001 Filing

Hi Hal & Stefan,

Attached is the completed filing form for the PUD2021-0001 approval. I am trying to get it recorded in the Clerks records today, but it may be that the applicant needs to come and do the recording because there's a \$15 filing fee from the Clerks Office and it's not clear if my Department can pay that. I'll be in touch as soon as I know.

Thanks,
Chandler

Chandler Windom, AICP

Senior Planner / [Teton County Planning and Building](#)

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

307-733-3959

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