



Open Space Plan Overview

Spring 2020 – Spring 2022

By: The Rafter J Homeowners Association

Why an open space plan?

The HOA Board recognized the value of a landscape inventory and general plan for the open spaces in Rafter J.

- Over time, the board has been presented with a range of proposed uses for the common areas, including playgrounds, riding areas, sports fields, bike parks, putting greens and groomed ski tracks. There was no plan to guide the board in evaluating these proposals.
- As people used and enjoyed the Rafter J open space, new trails were being created. There was no plan for maintaining trails, closing trails or directing people away from sensitive areas.



About the process

In 2020, the HOA Board approved a proposal from a RJ homeowner and licensed professional landscape architect to assess the use of the open space and learn how HOA members felt about current and future use of the common areas.

- Phase 1 – Mapping and description of the general area, access roads and existing trails (summer 2020)
- Phase 2 – Online survey open to all HOA members; focus groups of interested volunteers (summer 2020)
- Phase 3 – Neighborhood input sessions and public input period on open space alternatives (2021)
- Final Open Space and Trails Master Plan presentation (May 2022)



Project findings

The open space plan project reaffirmed how much people in Rafter J appreciate the open space for both recreation and spaces for wildlife. The final master plan, presented to the HOA Board in May 2022, included a variety of recommendations. A few examples are:

- Trail maintenance, such as minor smoothing of trail surfaces on high-traffic areas
- Reduction of redundant trails
- Potential for creating loop trails
- Educational signage where and when appropriate
- Wildlife-friendly measures – habitat protection, reduce impacts of fencing and outdoor lighting, control invasive species, Trout Friendly certification



Next steps

The HOA Board plans to use the Open Space and Trails Master Plan as a guiding document in its decision-making.

The plan recommendations will be further reviewed and prioritized for implementation over time.

Questions? Contact office@rafterj.org



References

Visit: <https://www.rafterj.org/open-space-trails/>

- September 2020 Open Space and Trails Study & Survey Results
- March 2022 Teton Conservation District Comments on Open Space Plan
- May 2022 Open Space and Trails Final Master Plan



Definitions

Common areas and common space – land in Rafter J commonly owned by members of the HOA; includes open fields, paved pathways, landscaped areas, Rafter J office area, off-site are undeveloped lots, RV storage, well and water tanks, other maintenance facilities, land in Adams Canyon

Open space – common area currently left “open” with minimal construction and no formal landscaping

Single tracks – paths wide enough for people to walk in a single line; generally have been made by walkers over time

Two-tracks – wide paths with double track worn in by maintenance vehicles; generally flood berms and access roads built as part of the original development; open to and used by walkers and skiers

