

EXHIBIT A: PUBLIC COMMENTS – 11/2/2022, 5pm

From: **redinwood** Date: Mon, Oct 31, 2022 at 2:32 PM
Subject: Annexization of stone ridge

I am an 18 year owner at stone ridge, and do not want the annexation.

Janet Redin

Tim Redin

Bob & Mary Hughes Mon, Oct 31, 2022 at 5:05 PM

Like most homeowners in both the Stone Ridge and Aspen Point developments, I will not be able to attend the November9 meeting concerning the proposed annexations of our property. However, I hope that you will forward my comments to the appropriate decision makers. I would like to strenuously object to this involuntary annexation. We were blindsided by the letter we received detailing this annexation. Not only will we be required to pay city tax including any future assessments or levies, but there is also a city sales tax on items delivered to our homes, plus a 6% lodging tax on our short term rental that will reduce our income. In an attempt to assuage these increases, we were originally told that our water bills would be reduced. However, it appears that the savings were miscalculated and we will be paying the same amount even during months where no water is used. It is clear that there are no advantages nor any additional services in this annexation. The city has seized an opportunity to fill its coffers and we are the unfortunate cash cows. Most owners are not permanent residents so we have no power to express our opinions at the ballot box. We are victims of governmental overreach on a financially significant scale to the property owners concerned. The letter made clear that this annexation will occur according to state law. I suspect that your public hearing is an attempt to whitewash this situation and give residents an opportunity to vent their frustrations, knowing that no changes will occur. So, I am taking the opportunity to do just that in hope that some modifications can be made to make this less onerous.

Mary Hughes

Stone Ridge 46 Mon, Oct 31, 2022 at 6:56 PM

Doug & Justin,

My wife and I are the owners of Unit 46 in the Stone Ridge Townhomes, and would like to offer the following comments regarding the annexation. While I am not immediately in favor of this annexation, I understand that it may be a foregone conclusion. I have two primary concerns, one regarding services and another avoiding liabilities.

Services - If the townhomes are brought into the City, the City needs to pave Aspen Meadows Road from Ski Hill Road past the current and recently approved townhomes, including any portion of the road brought into the City limits.

If the City subsidizes the Grand Targhee Shuttle Bus, it should request an additional stop at the Stone Ridge Townhomes. The current stop at condos outside the city limits about a mile up Ski Hill Road is not useful.

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I am told from other owners at Stone Ridge that the turn lanes off and onto Ski Hill Road from Aspen Meadows Road (or the spur of that road accessing Stone Ridge) are not plowed in a safe or consistent manner. The City needs to address this, particularly if our subdivision is brought into the City.

Liabilities - I am concerned about the news this week of the DOJ lawsuit against the City regarding the Clean Water Act. Property owners in the Stone Ridge Townhomes, like any other properties being annexed, did not have representation with the City while decisions were made that led to this lawsuit. If the burden of any settlement is placed on City residents, it does not seem fair to distribute that to property owners who were not constituents when the problems arose.

Thanks for your consideration.

Sheldon Bye

Shelby Brooks Mon, Oct 31, 2022 at 10:08 PM

I wanted to weigh in and let all involved know that as owners at Stone Ridge my wife and I are vehemently against the proposed annexation of our tight knit, well run and (currently) happy HOA/neighborhood. We don't feel that there are nearly enough positive additions for us when compared against the added costs and taxes for us to feel good about this change. The taxes involved are not in anyway fair or reasonable compared to the added services we will receive. Most importantly the wastewater treatment plant issue is incredibly concerning to us and we feel that as we have had no ownership of this problem yet we may be invited to help pay for it with increases in our water bills. In short this feels like (a lot of) taxation without (any reasonable) representation and seems to be unfair from any reasonable viewpoint.

Greg Hughes, Mon, Oct 31, 2022 at 10:53 PM

Dear City Driggs,

I am against annexation to the town of Driggs. We are already paying higher taxes for water from the town. It appears the annexation seems closely correlated to the recent water quality law suit. It does not seem appropriate to annex land and increase fees to increase the tax base. This annexation seems like too much of an association to the pending lawsuit. We ask that the motion to annex be dropped.

Thank you,

Greg

Linda Fiordalisi, Mon, Oct 31, 2022 at 3:28 PM

I am writing to voice my very strong opposition to the annexation.

I doubt that the lowered water & sewer rates will match the increased taxes & fees. I also understand that the City will provide no snow removal or road repair services within the Stone Ridge annexation.

It makes absolutely no sense to us that we have to pay for city services but do not have access to basic services such as the road maintenance and plowing.

We implore you to reconsider.

I cannot imagine that the annexation will benefit the city of Driggs nearly as much as this negatively impacts the residents of Stone Ridge.

Sincerely,

Linda and Bruce Fiordalisi

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112 Aspen Meadows Road, 28

Sharon Quisenberry, Mon, Oct 31, 2022 at 4:09 PM

To Whom It may Concern,

I am totally opposed to this annexation and was never made aware of this potential possibility. I find this to be far from our best interests and consider this an involuntary annexation. This additional tax and possible future assessments/cost of any kind was never disclosed to us homeowners at the time of purchase. I find this to be a government overreach due to the lack of the city's previous planning regarding the existing wastewater facility currently in litigation. Do not make your problem our problem and tax us unnecessarily.

Respectfully,

Sharon Quisenberry, 112 Aspen Meadows, Unit \$48

Patty Bradley, Mon, Oct 31, 2022 at 4:46 PM

Dear Justin and Doug,

I am writing in concern of the proposed annexation of the Stone Ridge Town Homes. I am against any annexation for the following reasons.

First, I do not see where there will be any added value to the residences of Stone Ridge. I don't believe we would receive any added benefit to the proposed annexation.

What can we expect to receive in exchange for the increase in taxes?

Secondly, will we be inheriting the waste water problem in Driggs? What would our liabilities be with becoming incorporated with your issues and problems that exist now and in the future?

Lastly, Stone Ridge has been here for 20 years, why now?

This simply appears to be a Driggs City revenue seeking opportunity.

Thank you for your time and consideration in this matter.

Patty Bradley

Owner of Unit 23

Kevin Killpack, Mon, Oct 31, 2022 at 8:44 AM

Doug & Justin:

Thank you for alerting us to the proposed annexation. I understand that this will occur without the consent of the Stone Ridge homeowners. We purchased this property a number of years ago. I am concerned about the increase in taxes without a increase in City Services. I doubt that the lowered water & sewer rates will match the increased taxes & fees. I also understand that the City will provide no snow removal or road repair services within the Stone Ridge annexation.

It seems the City should provide additional services that they currently provide for all City residents. I have five formal requests for you to consider implementing at this time.

1) Plow the snow from Aspen Meadows Road at least to a point past the Stone Ridge property line. As this is annexed into the City, the City needs to pick up the snow removal on this portion as it would on other City roads.

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- 2) Given the volume of traffic and the dust situation the City needs to pave Aspen Meadows Road to a point past the Stone Ridge property line
- 3) Plow the snow from the right turn lane into Aspen Meadows Road when coming west on Ski Hill Road towards Driggs.
- 4) Plow the snow from the right turn lane when turning off of Aspen Meadows Road onto Ski Hill Road and continuing on towards Driggs.
- 5) Implement a stop of the Grand Targhee Shuttle bus at Stone Ridge and Aspen Meadows Road (similar to that at Powder Valley)

I make these five requests for the following reasons.

1) Aspen Meadows Road is not part of Stone Ridge and thus not part of the prior agreement between the Stone Ridge developer and the City. It is a mess in the winter and a major dust source in the summer. Furthermore, by state statute, adjacent public roads (i.e., Ski Hill Road & Aspen Meadows Road) become the territory and responsibility of the annexing city when they are incorporated into the annexation area..

2) The turn lanes onto and off Ski Hill Road at Aspen Meadows Road are largely absent and thus extremely dangerous in the winter. Not attending to this matter leaves the City at least partially negligent when a serious collision occurs. Again, by state statute, adjacent public roads (i.e., Ski Hill Road & Aspen Meadows Road) become the territory and responsibility of the annexing city when they are incorporated into the annexation area..

We hope you will consider our concerns,

Regards,

Kevin Killpack

Matthew & Jacqueline Robertson, Monday, October 31, 2022

To the Driggs Planning & Zoning Commission:

My wife and I own 205 Aspen Meadows Rd. We received notice of the public hearing regarding annexation of Aspen Point Townhomes and Stone Ridge Townhomes (SRT). Our home is immediately adjacent to SRT Lot II; Lots I, III, and IV are nearby.

While we are in favor of responsible development and the annexation of communities like these, we ask that the Planning & Zoning Commission consider revising the density, standards, and uses found in the Public Hearing Notice for SRT. Simply put: The proposed density, standards, and uses do not seem to be consistent with the existing SR townhomes, the Aspen Meadows community, nor the City of Driggs.

Specifically: The proposed 45' height limit for SRT will have a negative impact on the character of the Aspen Meadows (including our home), the existing SRT development, and the Driggs communities; it may negatively impact the light our property and our neighbors' properties receive. I ask that the P&Z Commission instead consider a maximum height limit of 35' or less; this would seem consistent with the city's RM-2 zoning. (Thirty feet would be preferable and even more consistent with existing structures.)

Additionally: We understand that the approved building envelopes for SRT Lot II allow for side yard setbacks of approximately 25-30'; these seem consistent with existing SR townhomes and the broader community. The minimum side yard setback of 5' proposed in the Public Hearing Notice does not.

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Ideally, the density, standards, and uses would be amended to reflect the existing building envelopes and the character of the community.

Thank you for your consideration and diligent work.

Sincerely,

Matthew Robertson

Anne Callison, Thu, Oct 27, 2022 at 4:05 PM

The City of Driggs needs to take in to account the shadows posed by these projects and any other project built so close to a road or street.

The new townhomes just south of Driggs will cast an afternoon shadow that will result in at least the southbound lane remaining icy.

Who is going to treat this ice?

Who is going to pay to repair or replace the wrecked vehicles and injured body parts?

These decision on height are pretty much forever. Measurements of the shadow must be taken.

Anne Callison

Tetonia

Robert Knight, Tue, Oct 25, 2022 at 5:51 PM

Hi Doug, Justin,

My wife Mary and I are Stone Ridge homeowners. We recently learned about the City of Driggs intention to annex Stone Ridge. We also understand that Driggs will not provide any snow removal or road repair services within Stone Ridge.

We are disappointed wrt the plan for road services (snow removal and repairs) and think it is unfair for the city to collect taxes yet not provide those services.

At a minimum, please do the following;

- add a Grand Targhee shuttle bus stop on Aspen Meadows Rd near the entrance of Stone Ridge.
- provide snow removal of Aspen Meadows Rd between Ski Hill Rd and Stone Ridge. This small stretch of road gets a ton of use and is very dangerous in the winter when snow is allowed to accumulate.
- pave Aspen Meadows Rd up to the Stone Ridge property line.

Note that, by ID state statue, adjacent public roads (i.e. Ski Hill Rd and Aspen Meadows Rd) become the territory and responsibility of the annexing city when they are incorporated into the annexation area.

Thank you for considering our requests.

Bob and Mary Knight

Mary Schoelen, Tue, Oct 25, 2022 at 1:58 PM

Doug & Justin:

I'm writing in regard to the proposed annexation of Stone Ridge by the City of Driggs. My husband, Bradley Smith and I are owners. We do not object to the annexation and support Driggs' efforts to

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control urban sprawl as well as raise taxes to pay for services we all use. I am concerned about the City's plan failure to include snow removal or road repair services within the Stone Ridge annexation.

I will be unable to attend the public meeting but am sending this email so that my views may be considered. I have five requests for you to consider implementing at this time:

- 1) Plow the snow from Aspen Meadows Road at least to a point past the Stone Ridge property line.
- 2) Pave Aspen Meadows Road to a point past the Stone Ridge property line
- 3) Plow the snow from the right turn lane into Aspen Meadows Road when coming west on Ski Hill Road towards Driggs.
- 4) Plow the snow from the right turn lane when turning off of Aspen Meadows Road onto Ski Hill Road and continuing on towards Driggs.
- 5) Implement a stop of the Grand Targhee Shuttle bus at Stone Ridge and Aspen Meadows Road (similar to that at Powder Valley)

I make these five requests for three reasons:

- 1) Aspen Meadows Road is not part of Stone Ridge and thus not part of the prior agreement between the Stone Ridge developer and the City. It is a mess in the winter and a major dust source in the summer. Furthermore, by state statute, adjacent public roads (i.e., Ski Hill Road & Aspen Meadows Road) become the territory and responsibility of the annexing city when they are incorporated into the annexation area..
- 2) The turn lanes onto and off Ski Hill Road at Aspen Meadows Road are largely absent and thus extremely dangerous in the winter. Not attending to this matter leaves the City at least partially negligent when a serious collision occurs. Again, by state statute, adjacent public roads (i.e., Ski Hill Road & Aspen Meadows Road) become the territory

10/25/22, 1:58 PM City of Driggs Mail - Annexation of Stone Ridge

<https://mail.google.com/mail/u/0/?ik=44640dc7ea&view=pt&search=all&permthid=thread-f%3A1747690872714771595&simpl=msg-f%3A1747690872...> 2/2

and responsibility of the annexing city when they are incorporated into the annexation area..

- 3) Having the many residents & renters at Stone Ridge who ski drive their cars to the city shuttle stops, or worse to Grand Targhee, is a huge waste of fuel and a contributor to climate heating. Certainly the City of Driggs should do its part to minimize the climate heating that threatens our economic future. We need to demonstrate that we are a green community.

Thank you,

Mary Schoelen

Bradley Smith,

Aspen Meadows Rd. #24

Jason Macbeth, Tue, Oct 25, 2022 at 12:23 PM

Justin:

Thank you for alerting us to the proposed annexation. I doubt that the lowered water & sewer rates will match the increased taxes & fees. I also understand that the City will provide no snow removal or road repair services within the Stone Ridge annexation. So more taxes with no additional services?

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I have five formal requests for you to consider implementing at this time.

- 1) Plow the snow from Aspen Meadows Road at least to a point past the Stone Ridge property line.
- 2) fix Aspen Meadows Road. There is a large dip that collects water during snow and rain times.
- 3) Plow the snow from the right turn lane into Aspen Meadows Road when coming west on Ski Hill Road towards Driggs.
- 4) Plow the snow from the right turn lane when turning off of Aspen Meadows Road onto Ski Hill Road and continuing on towards Driggs.
- 5) Implement a stop of the Grand Targhee Shuttle bus at Stone Ridge and Aspen Meadows Road (similar to that at Powder Valley)

I would like to voice my concern and state that I do not want Stone Ridge to be annexed into the city of Driggs.

Stephen Macbeth

112 Aspen Meadows Rd Apt 41

David Jeter, Tue, Oct 25, 2022 at 9:39 AM

I urge the Driggs City Council to not annex the Stone Ridge complex, especially if the city is not going to provide improvements to infrastructure.

David Jeter

Bob Hughes, Tue, Oct 25, 2022 at 8:32 AM

Doug & Justin,

Thank you for alerting us to the proposed annexation. I understand that this will occur without the consent of the Stone Ridge homeowners and I fully understand the need for the City of Driggs to attempt to control urban sprawl to some degree as well as raise taxes to pay for services. Although I doubt that the lowered water & sewer rates will match the increased taxes & fees. I also understand that the City will provide no snow removal or road repair services within the Stone Ridge annexation.

I regret that I cannot attend any of the scheduled public hearings because I am teaching in Brazil until 1 December. However, as President of the Stone Ridge Homeowners Association, I have five formal requests for you to consider implementing at this time.

- 1) Plow the snow from Aspen Meadows Road at least to a point past the Stone Ridge property line.
- 2) Pave Aspen Meadows Road to a point past the Stone Ridge property line
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3) Having the many residents & renters at Stone Ridge who ski drive their cars to the city shuttle stops, or worse to Grand Targhee, is a huge waste of fuel and a contributor to climate heating. Certainly the City of Driggs should do its part to minimize the climate heating that threatens our economic future. We need to demonstrate that we are a green community.

My wife, Mary, and I plan to return to Driggs for the winter in December, if you would like to meet with us to discuss these matters in person.

Regards,

Bob Hughes

President, Stone Ridge Home Owners Association

Jon Stenquist, Wed, Oct 19, 2022 at 7:15 PM

Dear City Council:

I am writing to recommend additional changes to the annexation proposed for the Stone Ridge Townhomes and Aspen Pointe Townhomes. We own a townhome in Aspen Pointe. We would support the annexation with the following changes:

- 1.The annexation is incomplete. The City should also annex the Teton Prairie, LLC Parcel No. RP000010010010. This parcel will eventually be developed and the City ordinances, not the County ordinances, should govern the building standards to ensure consistent quality and design. By leaving this parcel unaffected, a later inevitable annexation will be avoided and the City will not have control over Cemetery Road within the City limits (see below).
2. There is no Mention of Roadway or Infrastructure Changes. Cemetery Road, and to a lesser extent, Ski Hill Road, are often used by pedestrians. There is a gap in the trail system between the Driggs bike path and Creek Bottom trail which requires pedestrians to cross the narrow Teton Creek bridge and walk along Cemetery road to reach the trailhead. I have witnessed the elderly and children, on bikes and on foot, walking this route along the roadway that has no shoulder. There are many large gravel trucks and garbage trucks speeding along this route at 50+ mph. It is a danger and nuisance and someone is eventually going to be killed. I strongly recommend that the speed limits along Cemetery road and Ski Hill road are reduced and that the City allocate the additional resources obtained through annexation to complete the trail system and make this area safe for pedestrians and cyclists by adding shoulders and other improvements. I also suggest that the City create a truck route to keep the large trucks from driving through downtown. This is a safety, traffic, maintenance and major tourism issue. Roads, trails and pathways must be expanded into the newly annexed areas to incorporate these neighborhoods into the City to “enjoy greater civic participation.”

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3. High Speed Internet Must be a Priority. Driggs has been the beneficiary of major grants for fiber optics infrastructure. This infrastructure must be completed in Aspen Pointe. Participation in the City utilities should provide the benefits of the additional taxes contributed.

4. Gas Lines Should be Available. The City makes no mention of including natural gas access to these developments. Propane costs are significant and City annexation should include the inclusion of natural gas lines.

Regards,

Jon and Kelly Stenquist
