



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, February 20, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Attendance: Chair Zach Mahlum, Members Kristin Yannone, Kara Colovich, Chris Savan, Tom Russell, Rob Newsom, and Joe Henry. Assistant Public Works Director Hunter Roseberry. Council Liaison John Larsen. Recording Secretary RaJean Strube Fossen. Liaison Dan Hahn was at an LVFD training.

2. APPROVAL OF MINUTES

A. PLANNING COMMISSION MINUTES of January 16, 2025

Rob moved to accept minutes, Joe seconded. Motion carried.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Election of Officers

Zach nominated Chris for Chair. Chris denied his nomination.

Kara nominated Zach as Chair, Rob seconded the nomination. Zach accepted the nomination. Joe nominated Kara as Vice-chair, Rob seconded the nomination. Kara accepted the nomination. There being no further nominations, nominations were closed.

Chris moved to appoint Zach as Chair, Rob Seconded. Motion passed unanimously. Chris moved to appoint Kara as Vide-chair, Rob Seconded. Motion passed unanimously.

6. PLANNING COMMISSION - OLD BUSINESS

A. Discussion with current liaisons about what they want to see enacted if anything.

John thinks that something needs to be done but he understands why we are gun shy. There are no large acreages for new housing in town and it is too expensive to extend those services out of town. So housing may remain a challenge. Tom and others discussed the possibility of adding city services in the County, perhaps in a new zone, for larger developers, where the developers can annex later and put the costs of the infrastructure on the new owners.

Hunter described the current trends for infill such as the continuance of minor subdivisions taking one large lot and making them into three. He also knows of a redevelopment of an existing manufactured home park. He believes that interest rates, loan structure, and cost of construction is slowing down the development of large projects.

Dan was absent but left two pages of notes for deliberation. Chris will research Lander ownership of rentals to see if large corporations are buying up Lander Rentals as Dans notes suggest. The Commission did not address Dan's concerns on Fire and building codes as that is not within their purview. The members acknowledged that while this is interesting information, they cannot restrict who private landowners sell to.

Kristin sees our major holes in the code and would like a priority on addressing PUD, ADU and Parking. Kara agrees Parking is a major barrier to attainable housing. Joe and others attended a webinar on the "Housing Trap" and cited five areas of focus attached to these notes.

The Housing Trap 1/22/25 Charles Marchn

House prices will not go down.

A decrease in house prices does not improve the availability of housing

- ✗ One key is to effectively use the space available, such as installing a starter-home in the backyard, on a vacant lot, establishing an apartment, or expanding the current home space.
- ✗ Avoiding restrictions that lock in neighborhoods and prevent adaptation to current needs. These prevent homeowners from assisting with the housing shortage.
- ✗ Focus on starter homes with expansion & growth.
- ✗ Utilize vacant lots and/or current derelict structures.
- ✗ Remove parking mandates. They are rarely used; they block development and lessen the tax base.
- ✗ DO NOT allow radical changes in neighborhoods, such as apartment complexes in a residential area.

RaJean went over 13 suggested administrative changes that she, City Attorney Adam Phillips and the building department would like to see in order to clean up the existing and reduce our liability for civil suits.

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1. Maintain the character of the R-1 and R-2 zones by restricting the number of accessory buildings per lot and increase the flexibility of installing accessory structures.
 2. Reduce the required individual public notice requirement from 400 feet to 140 feet in compliance with Wyoming State Statutes.
 3. The Subdivision Rules, including Public Unit Development and Development Plans, will be moved to a separate document and adopted by a Resolution of City Council concurrently with Title 4.
 4. All Design Specifications ~~have~~^{will} been moved to a separate document and adopted by a Resolution 1351 of City Council effective December 10, 2024.
 5. Publish a new zoning map to reflect lot line discrepancies and adopted zoning changes and annexation changes approved through the Planning Commission and Board of Adjustment from 2022-2024.
 6. Adopt FAA zoning regulations for a newly created Airport Overlay Zone
 7. Reorganize text so that all Board of Adjustment functions are under Section 4-4 and Planning Commission functions are under Section 4-5 instead of interspersed throughout Title 4.
 8. Incorporate legal changes to meet state statutes regarding regulations for water rights affidavits, appeals to City Council, and court appeals.
 9. Correct omission of maximum number of dwellings in Section 4-12-3 B.3. to allow for up to 4 dwelling units where there was no limit regulated.
 10. Clarify the maximum height of R-5 Section 4-12-5 J. to a maximum of 40 feet in lieu of the ambivalent term "three stories."
 11. Increase flexibility in the constructability of lots by removing the restriction of "Maximum Lot Coverage" from all Residential zones.
 12. Allow flexibility to use a Recreational Vehicle as a temporary dwelling for summer occupancy or occupancy during construction with an approved permit.
 13. Replace Section 4-15 Solar Rights with Section 4-5-9 to match state statutes and refer to City Ordinance 1214, adopted June 13, 2017.

- B. Popo Agie River Park and Cemetery expansion annexation and zoning including Rezoning Hamilton property from P-L to R-1 and cleaning up Enterprise Park.

RaJean described the 4 zoning and annexation issues from the packet. The consensus was to simply make changes to the map for Ordinance 1208 that zoned the Enterprise park commercial in 2017. without another round of public hearings.

Discussions were held on the highest and best use of the Cemetery extension regarding could that 10 acres be housing instead of cemetery plots?

The Popo Agie River Park and Cemetery addition will be applications generated by the City and processed through the commission followed by an ordinance that requires public hearings and three readings of Council. RaJean has researched prior zoning maps back to 2009 and cant find where the Hamilton property on Hillcrest drive was ever zoned properly. It can be included in the zone map changes.

7. ADJOURNMENT

Meeting Adjourned at 7:50 pm