



CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, May 21, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Kara Colhoff, Jonathan Rensch, and Joe Henry. Mary Greene was excused. Council Liaison Chad Cassady, Anne Even for Recording Secretary RaJean Strube Fossen

2. APPROVAL OF MINUTES

A. BOARD OF ADJUSTMENT MINUTES of May 7, 2026

Jonathan moved to approve the minutes from the May 7th Commission meeting. Kara Seconded. Motion passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

A. Untable S 26.01 Gannett Peak Phase 2

Motion to untable matter S 26.02 was made by Kara and seconded by Joe. Motion passed unanimously.

B. S 26.02 Gannett Peak Phase 2

Steve Palmer, owner and Dave Fehringer, agent took the oath.

The members were given a letter from the Corps of Engineers provided by owner from the first phase of subdivision in 2013-14 stating that the drainage is not considered waters of the US and not governed by any federal laws through the Corps.

Members discussed the National Wetlands Inventory information previously provided in the agenda packet. Kara stressed her gratitude for the table so that she could do some research on the City land that contains the drainage. She has talked to Popo Agie Conservation District about best practices for housing and trails near natural wetlands. The NWI states that this area is man-made but best practices could be adopted by the City for future use of the area. Perhaps a hazard plan could be adopted and enforced by the City.

Jonathan verified that he understood the process for approvals for phasing and past decisions. The Owner and the members agreed that Phase 3 may deliberate on the same issues when it is brought forward.

Kara stated that the 10' drainage easements seemed inadequate. Dave Fehringer clarified that the drainage infrastructure is already underground and that is a surface easement for future maintenance. Members verified that the drainage collected in the subdivision is not going off site but strictly drains to the man-made pond.

Anne read the City Staff letter dated May 12th which is additional comments from the original May 5th letter read at the May 7th planning meeting.

Joe Henry moved to approve S 26.02. Kara asked for a friendly amendment to include the City language of motion to approve Gannett Peak Phase 2, as presented with a contingency that the final plat not be filed until the infrastructure construction is completed, inspected and approved by the City Engineer, or the owner provided the required collateral in accordance with 4-9-4.3 O. With the amendment agreed to by Joe, Kara seconded the motion. Motion to approve passed unanimously.

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 6:35.