



CITY OF LANDER - PLANNING COMMISSION MEETING

Thursday, August 03, 2023 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Join Zoom Meeting

<https://us06web.zoom.us/j/81157087616?pwd=cVdhaFBFcGtvUWtUTkZGeENCTjlxZz0>

Meeting ID: 811 5708 7616

Passcode: 026541

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Attendance: Chair Zach Mahlum, Members, Tom Russel, Kara Colovich, Kristin Yannone. Members Fehringer, Newsom, and Henry had excused absences. Council Liaison Missy White, Recording Secretary RaJean Strube Fossen

2. APPROVAL OF MINUTES

A. July 20, 2023

Tom Moved to approve the minutes as presented, seconded by Kara. Motion passed.

3. NEW BUSINESS

a. S23.05 Faerber Addition Minor Plat, 552 Amoretti, Faerber

Owner Steve Faerber, 336 S 4th Street, represented the plat to the commission. They would like to make a second lot out of their single large lot.

Kristin verified the new lot line is drawn through an existing shed. The owner reported that this involves demolition of the shed that currently exists over the proposed lot line.

Kara asked about the City's notation on a partial vacation of a prior plat. RaJean explained that our codes allow for one plat to simply vacate a previous plat, however, that is rarely discoverable when looking at files at the County Clerk's office. Hence the City's request to make an inset on this plat such that the County Clerk can go back to the original plat and clearly mark that portion with a legal description as VACATED. The surveyor and the owner are willing to represent the

vacation on their proposed plat.

Missy asked about the alley easement. The owner reported that the existing easement is used by adjacent landowners for access. The City is requesting an alley ROW to be dedicated to public use across the rear of both lots. The owner already had it shown for one lot and is willing to continue it to the other.

The City did not receive any comments on this plat request. The City Staff recommendations were read into the record. The City recommends approval of the plat pending the owner agreeing to a 20-foot ROW easement through the east lot being extended to include the west lot. The partial vacation of the existing Riverside plat will have to be clear on the plat drawings.

Kristin Moved to approve S 23.05 with the stipulation that the surveyor include the required vacation language and drawing for a portion of Riverside Addition on the plat and that all other city stipulations are met. Seconded by Tom Russel. Motion passed.

b. S23.06 Gustin Addition Minor Plat, 859 Amoretti, Metscher

Chris Gaddis of Casper represented the plat to the commission. They would like to make 2 lots from the large lot in order to maximize the housing structures that can be placed on the lots. They intend to build one triplex on a single lot, and one townhome complex on the larger single lot.

Kristin verified what a townhome looks like. Mr. Gaddis explained his preliminary plans and stated that they will have common firewalls. Kristin verified that there will be an HOA for the whole property and the townhomes units will be sold individually for the structure only.

The City received one written comment stating that there is no objection to the plat as long as there will be no manufactured housing and no on-street parking. (See attached) The City explained that the zoning codes for R-3 allow both of these stipulations and the commission cannot put a higher restriction than allowed by code on one plat request over any other existing or proposed plat.

The City staff comments were read into the record recommending approval of this plat. A sidewalk in accordance with City Codes will need to be included on the lots prior to the City issuing an occupancy permit for the residential structures.

Tom verified that all the existing manufactured homes have been removed. Kristin Moved to approve plat S 23.06 provided the City stipulations are met. Seconded by Tom. Motion passed.

The owners were notified that the next step is to receive a final mylar from the surveyor to submit for approval by City Council. The City will record the plat after all signatures are obtained.

4. OLD BUSINESS - Kristin moved to adjourn the meeting without discussion of Old business. Kara Seconded. Meeting adjourned at 6:25.

- a. Discuss overall suggested changes for Title 4 residential zones - Continue starting with Conditional Use section
- b. Off Street Parking Requirements
- c. RV as a permanent residence consistencies

5. ADJOURNMENT - See above

ask2004@charter.net

Tue, Aug 1, 7:30 PM (3 days ago)

We have no objections to splitting this lot into two lots provided that 1) a trailer house, a/k/a manufactured home, is not put onto the new lot; and 2) that subdividing the lot does not add any additional vehicles to the street, especially with the last winter's snow removal fiasco and the fact that the storm drains are at the sight, as well.

Thank you.

Kathleen Averill

Steve Averill



Rajea

n

Strub

e

Foss

en

Wed, Aug 2, 7:30 AM (2 days ago)

Thank you for your comments. They will be entered into the record for the consideration of the planning commission. Please feel free to attend the meeting also.