



CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, August 06, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum was absent, Members, Kara Colhoff, Jonathan Rensch, Mary Greene, and Joe Henry presented a quorum. City Attorney Adam Phillips is on travel. Assistant Public Works Director Hunter Roseberry, Recording Secretary Rajeane Strube Fossen

2. APPROVAL OF MINUTES

A. PLANNING COMMISSION MINUTES of July 16, 2026

Joe moved to accept the minutes. Seconded by Jonathan. Mary and Kara did not feel they could vote since they were absent. Acceptance of the July 16th minutes will be represented at the next regular meeting.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 26.11 Short-term Rental, 286 Market, Weideman

Susan Weideman, owner, took the oath. She applied for a short term rental because she got a request letter from the City for their existing rental. She owns this as an investment property and tried it as a rental without success. She has house rules. She applied for a maximum of 7 guests in a 3 bed 2 bath house which she reported is all up to building codes. She reported that there will be quiet hours and pets are allowed in the fenced yard with a pet deposit.

Kara verified that it will be listed with Airbnb and VRBO. Kara asked if she had ever considered a long term rental. The owner stated she had one 2-month lease that skipped out on her and it took 4 months to fix it up.

Kara asked if she had any contact with neighbors. She reported she had one email from a neighbor at the notice of this process but did not reply in favor of meeting them in person tonight.

Joe asked how she arrived at the 7 guests. She has 3 beds time 2 people and one Futon.

Jonathan asked if the garage was available to renters. Yes and the owner reported that guests are asked to use it instead of the street. She had one request for a camper but denied it. Kara verified that there are no camper hookups available.

Jonathan asked what the emergency protocol is. She lives in town and the contact info is available online through the rental site and she has a backup rental manager in town. Kara asked if she would consider giving her contact info to adjacent neighbors. The owner is ok with that.

Michaela Owens, lives next door, took the oath. There is a 49-inch wall and the buildings are 17' apart. They wanted this openness as a neighbor but not sure for short term rental

users. They feel a loss of privacy and increase of noise and dogs barking since this has already been operating for a few months. She recognized there are rules on the rental listing but is not confident that they are being enforced and gave a list of suggestions should the permit be approved. Joe asked if her requested restrictions were in place if she would feel comfortable. She feels this permission in any level affects her quality of life.

Kara asked how Ms. Owens tried to contact the owner. She reported that she tried to reach her through Airbnb but did not get any response. Jonathan clarified what she thought would be tolerable about allowing dogs and firepits, lack of contact information, lack of privacy fence, and lack of enforcement of quiet hours and no smoking policy. She did not give a specific answer for what she felt was tolerable.

John Weseley lives next door and took the oath. He feels some nuisance living next to an Airbnb with the noise at night and smoking cigarettes and marijuana and firepit smoke. He reported that it has been operating since January without a permit. Kara asked if they had ever called law enforcement. He said no that is a waste of his time. Kara asked a question about parties and he responded that one party went to 2 am.

Mary asked how long it has been operating. Susan said she rented it about 15 times in 7 months.

Hannah Wesely next door took the oath. She noted the quiet hours from past board actions start at 9am and not 10pm as listed in this application. She is a proponent of the earlier time.

Ms. Mahoney, took the oath, 205 Washakie Street. She stated she was here to support friends and neighbors in the room. She feels a long term rental is more appropriate for the neighborhood and feels it is reasonable to make restrictions to reduce impacts to the neighborhood.

No public comment from the two online participants. Kara asked about any final comments from the neighbors. Ms. Weideman stated she was intimidated by the comment from Ms. Owens on Airbnb and did not respond online as she wanted to talk to them at the meeting to understand their concerns. She has a 20# limit on dogs with the exception of allowing one customer 3 service animals. She stated that if she has to turn it into a rental fences and dogs and quiet hours will not be required. She does not feel that is fair. There are cats, roosters and dogs in the rest of the neighborhood. She could extend the no smoking in the house rule to no smoking on the premises. She does not know what to do next. Kara clarified that making conditions and restrictions are the discretion of the board and not one size fits all.

RaJean read the City comments recommending approval pending a fire inspection and proof of collection of sales tax.

Joe asked if anyone making public comment had sent a note to the City about concerns of the existing operations. No one had. Joe asked if she had distributed contact info to the neighbors. No she has not. She is happy to get rid of the firepit but the previous owners had the same one.

Jonathan asked Ms. Weideman if she would be willing to restrict dogs and the use of the firepit and would be willing to post contacts on the property. The owner stated she was willing. Jonathan asked if she is willing to raise the privacy fence? She reported that is the existing brick wall is the adjacent owners property, not hers, but she is willing to work with the neighbors on a privacy fence.

Kara asked if she was willing to move quiet hours back to 9pm instead of 10pm. Kara asked who would respond to a call from the neighbors. Owner replied she would consider all conditions brought by from the board.

Mary feels that because of the public comment her tonight, she feels the neighborhood has already been impacted. Mary thinks that conditions for removing fire pit, changing quiet hours, and no pets would be reasonable conditions.

Jonathan thinks there is a middle ground for conditions that could be put into place for granting this permit. Joe agrees that conditions may be warranted and the neighborhood concerns may have festered because there was no direct contact information, suggesting that better communication may be the key to a working relationship. Kara agrees that better communication could help solve the public comment issues and is a proponent of a trial period for approving the permit. She believes that asking the owner to invest in a fence may be onerous.

Members discussed the condition of a trial period for approval of the permit. Jonathan is worried about setting precedent with a 1-year trial period. Members discussed that a true trial period is onerous for staff and may set a precedent going forward. RaJean noted that the best practice is to approve the permit with conditions to have a specific time limit, but the board could make a trial period for the first time. Members remembered discussing that the enforcement of a trial period is onerous for staff.

Jonathan would like to look into review or trial periods in a separate action for all future permits. Kara feels that the testimony in the room warrants a trial period.

Joe suggested to table the matter for one month to offer the neighbors and owner a chance to talk about the fence, firepit, dog, quiet hours. She does have a reservation 4 days next week during that month. RaJean noted that may push the member responsibilities away from the Board and rely on the citizens to figure it out.

Joe moved to approve 26.11 for a period of one year with the conditions set forth by the City, firepit removed, communication information for property manager and owner is posted on the house or distributed to the neighbors for the immediate block, no dogs until a fence is built, quiet hours between 9pm to 8am. After discussion the motion died due to lack of second.

Jonathan, moved to approve 26.11 including the City stipulations. quiet hours are from 9pm and 8am, privacy fence is built on the western side of the property. No dogs are allowed, fire pit being removed, signage on property for property owner and property manager is visible to neighbors. Motion dies for lack of second. Joe still wants the one-year period and Mary would feel better if everyone was set up for success. Jonathan would be amenable to the one year approval by removing the requirement to invest in a fence.

Jonathan, moved to approve 26.11 including the City stipulations, for a period of one year, quiet hours are from 9pm and 8am, No dogs are allowed, fire pit being removed, signage on property for property owner and property manager is visible to neighbors. Joe Seconded. Joe voted Aye, Mary voted no because the testimony tonight shows there is an existing impact to the neighbors. Jonathan voted Aye, Kara votes Aye given that it is a one year approval period. She encourages neighbors to document concerns to the appropriate party.

Diane Selg took the oath. She has not been hearing anything online so she does not have any negative comment on the application. Kara verified that she does not own property and does not have any affiliation with Lander other than she is friends with the owner.

RaJean described that the fire inspection will be scheduled by Chris Johnson and that the City Attorney has up to 30 days to issue the Decision and Order before the rental is approved for operation. Decision order will stipulate that the permits is for a one year period from today. After it expires a new application can be brought before the commission through the same process.

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

- A. Discussion of Title 4 proposed changes -review proposed ordinance language.

There was a 10 minute recess.

Upon return, Kara suggests that all the changes in Section 7 seem to be non-administrative and would like to address them separately so that the council can approve small pieces. RaJean explained that the changes in Ag are from the commission discussion at the last subdivision approval. The lots size maximums and limits on accessory structures are suggestions from staff, council, and herself regarding infill and some issues and barriers to enforceability that staff are currently seeing.

Hunter noted that the Water Clerk logged in 6 new water services through real estate sales in just one day. His family has noticed walking that there is a lot on the market for sale. He thinks it would be to be able to determine what data there is to support the lack of housing opportunity in specific terms. RaJean noted that the AI scrape shows a 38 total STR's in the City limits which is 1.14% of the total housing stock.

The final consensus was to hold a special meeting on Wednesday, Aug 12th with a work session agenda for the suggested code changes from chapters 1-6. Future planning meetings can discuss how to move forward with all or parts of chapter 7. RaJean will make the public notice for the special meeting.

7. ADJOURNMENT

at 8:10 pm