



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, December 05, 2024 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Join Zoom Meeting

<Insert Zoom Link>

Attendance: Chair Zach Mahlum, Members, Tom Russel, Kara Colovich, Kristin Yannone, Dave Fehringer, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaison Missy White, Assistant Public Works Director Hunter Roseberry, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

This meeting is being recorded electronically. All petitioners to the Board of Adjustments will receive a written decision and order within thirty (30) days of this hearing. The decision will be clearly stated with findings of fact and conclusions of law. Anyone wishing to appeal against a decision and order may do so through District Court.

Anyone wishing to speak tonight, must first be recognized, come to the podium, take the oath, and state your name prior to speaking.

2. APPROVAL OF MINUTES

A. SPECIAL MEETING PLANNING COMMISSION MINUTES of October 24, 2024

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Title 4 changes, Discussion of Off Street Parking and review of All code changes for third reading

Kara presented some calculations that compared the Council amendment of 2 spaces/dwelling with the existing parking and various other options. It is evident that the council recommendation removes more buildable area than the existing (no action) scenario. The consensus was that we should try to amend that during third reading. Dave and Chris Savon will make a couple graphical examples. Missy will talk to other council and see if anyone is willing to craft and present an amendment. It is hoped that the amendment will go back to 1 space per dwelling for multiplex structures. A second option would be to leave the parking status quo with no changes from the existing version. The Board felt this needed to be remedied to meet the Council/Planning Commission goal for more diverse housing.

Chris Savon brought a graphic explaining some bulk plane examples. The commission is in favor of looking at this method of setbacks and open space as we make more changes to update the

code.

There are additional considerations like remodels, the new narrower lots, solar rights, and open/green space to consider. Hunter stated that the building department could work with this although enforcement is more difficult.

Hunter asked if the commission would be a sounding board for signage permits and code revisions. Although a full review may be too cumbersome with time restraints the members felt that signage regulations and enforcement is consistent with the commission goals regarding maintaining the character of a neighborhood/town. Although in Lander signage is in the Building Department, Chris mentioned that he has worked for towns where signage was a planning function.

Next work items for the Commission after the new ordinance passes are the zone map itself, Public Unit Developments, Commercial Parking requirements, Bulk Plane research, signage code assistance, and Communication towers.

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT