



CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, October 02, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, MJ Greene, Chris Savan, and Joe Henry. Rob Newsom was excused. Council Liaison Chad Cassady, Recording Secretary Anne Even for RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

This meeting is being recorded electronically.

2. APPROVAL OF MINUTES

A. PLANNING COMMISSION MINUTES of September 18, 2025

Joe moved to approve the Minutes, Seconded by MJ. Motion Passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Discussion on Definitions and Short-term Rentals

Discussions were held on the definitions of motel, hotel, hostel, and bed and breakfast. Regulations talks about Bed and Breakfasts as conditional uses but they are not currently defined in the code.

It was discussed that there needs to be harmony between the building code and the zoning code regarding the difference between a hotel/motel and hostels. Hotels, motels, short term rentals (STR) and hostels are all typically occupied rentals less than 30 days.

Assuming an occupation of 10 persons or less and also using the distinction or cut-off of residential building codes of 10 persons or less, one distinction is that a hostel may have up to 10 unique reservations at one time. A STR is typically 1 unique reservation at a time. It was discussed that a hostel require the owner to also have the structure as their primary residence.

It was discussed that licenses can still be a useful tool. Licenses could consider grandfathering in the existing or transitioning them to the new system over 1-3 years.

The chart below reflects the remainder of the discussions.

Occupancy	Building Code	Zoning Code	District	Permitted/ Conditional	Residency Requirement
More than 10	IBC, R1 Building Occupancy	Hotel Motel Hostel STR	Commercial Manufacturing (Light Industrial)	Permitted	No primary requirement
10 or less Subject to City's square footage requirements per fire code (50 s/f per person)	IBC, IRC, R3 Building Occupancy	Hostel	R5 (requirement of owner occupancy)	Conditional Permit Annual Short Term Rental License for 12 months and a fee	4-12 Section Clarify primary residence only
10 or less Subject to City's square footage requirements per fire code (50 s/f per person)	IBC, IRC, R3 building occupancy	STR	R5, R3, R2, R1, RMed, Ag	Conditional Permit Annual Short Term Rental License for 12 months and a fee	4-12 Section Clarify primary residence only

Councilmember Chad Cassady recapped the council decisions on the two re-zoning requests behind Mr. Ds and the Masonic Lodge.

7. ADJOURNMENT

There being no further business, the meeting adjourned.