



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

**Thursday, June 18, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

MINUTES

Attendance: Chair Zach Mahlum, Members, Kara Colhoff, Mary Greene, Jonathan Rensch, and Joe Henry. Recording Secretary RaJean Strube Fossen, City Attorney Adam Philips had prior engagements.

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. BOARD OF ADJUSTMENT MINUTES of June 4, 2026

Kara moved to accept the minutes. Seconded by Mary. Motion passed with Zach abstaining due to absence.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 26.07 Short term rental, 750 Fremont Street, Sutton

Abbie Sutton, owner and Lindsey Swinborne, agent took the oath. Abbie was born and raised in Lander. They live out of town and would like to make a place for them and other LVHS graduates to stay when needed. They will be adding commerce to the community by renting to bring in people and by maintaining and upgrading the property. They will strongly enforce quiet hours and no parties. This will be rented to family units and not multiple transients. No animals will be allowed. There is 6 parking spaces. She acknowledges neighborhood concerns about them living out of town but they themselves and many relatives will also be using the property. Lindsey will live in the house in the winter as a long term renter and also be their onsite local manager when rented out.

Kara asked how they determined 8 guests. The owner did not see Lander had limits in her research on the issue. She was thinking 2 persons per bedroom plus two extra. Kara asked how they would accommodate anyone outside of the 3 bedrooms. The owner replied that there is a pack-n-play on site if needed for children. Kara asked if Lindsey would occupy the house in the winter. Abbie replied that this will likely be seasonal rentals in the high tourist season. Kara asked Lindsey if she would be on call for renter concerns. Lindsey replied, Yes.

Joe asked if she would rent with one rental agreement or multiple renters. She confirmed they will rent to one family at a time. He verified if Lindsey would live there full time in the winter. Joe asked if Lindsey would be the enforcer of issues and noise. Yes Lindsey is the primary contact. Joe asked if the owner had ever lived in the house. She replied she grew up nearby but has never lived in this house.

Mary asked if she would consider long term rentals. The owner stated that is the arrangement she has for Lindsey even though it is seasonal. Mary believes that long term rentals are a high need in Lander.

Zach asked if she would consider quiet hours. Yes the owner is suggesting quiet hours for 9pm to 8am.

Rose Vowles, took the oath, 984 S 6th has concerns. It is an R-1 zone with a lot of children and she is concerned about their safety. She is more comfortable hearing the owner's proposal for amount of rental. Rose asked difference between STR and long term. Zach explained that STR permit does not preclude long term but allows the rental to users under 30 consecutive days. Another concern is that there is no privacy fence between her back yard and the rental but she has previously liked it that way. Rose cited traffic on Fremont and off-street parking concerns as she walks the sidewalks and bikes with her grandchildren in the area. She stated that Noise and disturbance concerns were partially addressed by the owner's opening remarks. Rose generally believes that STR reduces housing opportunity where she would like to see more long term rentals available. Zach asked if the owner could do anything to appease her issues. She has talked to the owner and feels a little more comfortable.

Terry Martin took the oath, 964 S 6th Street. He moved here in 1992 and had to find a place to live with a garage and ended up selecting this neighborhood. He likes the backyard nature of the community with no privacy fences. He feels that all the neighbors are concerned about the potential change in character of the neighborhood. He had researched how any CU permit can be removed after granted. He reported that he heard that changes are being proposed to change the enforcement end of conditional permits. It does not appear to him from owner's testimony that they want this for financial opportunity. Mr. Martin offered a compromise to table this matter until the reported upcoming enforcement rules are enacted. Zach read 4-6-1 D which allows for revocation action for cause when a CU permit conditions have been violated. Zach let him know that a CU is only valid as long as the applicant owns the house and it does not continue to the next owner. Terry is still uncomfortable about the enforcement process of the conditions implemented upon approval. Terry asked for verification of upcoming changes. Zach noted that changes are being proposed for a more specific remedy for notification of violations and more specific processes for grievances. Zach feel that State laws tend to favor revocation over municipal fines and court proceedings. When asked what a review process would look like, Mr. Martin thought a review could take place every 3 months.

Steve Kennerk 1040 S 9th took the oath and stated that this is an R-1 zone and long term rentals may be appropriate but STRs are not. Zach asked him for solutions. Steve said there could be enforcement on the owner to comply with the conditions. He owns rentals and knows there are people that will take advantage when they are staying in someone else's property. He would like safeguards.

Jonathan asked Mr. Kennerk to give examples of specific problems. Steve is worried about a rental agreement for 2-4 persons and 12 people show up and disrespect the property. That has often been his experience with his rentals

Cindy Brown took the oath. She owns a STR on Goodrich. She has run it for 3 years and has had no problems with the renters nor the neighbors. STRs are a high maintenance investment and so far she has had great guests. The listing vendor has a second layer of rules and maintenance standards in addition to the owners. She is in favor of granting this permit and she knows the owner. Zach asked if there she could suggest any conditions. She said the platform Evolve has rules that are strictly enforced and did not suggest any additional conditions.

Jonathan noted that some platforms let you evaluate your quality of stay. Mrs. Brown likes that about her vendor and she can also review the renters.

Joe asked if she lives in the Goodrich rental. No she lives on North Lane.

Kara asked the owner if she has any responses to the public comment. Abbie is willing to build a privacy fence if needed. She does not abide that fear of change is a valid complaint for not granting the permit. She is amenable to any conditions the Board will enact.

Mary commented that the community coming out to speak is wonderful and important. She agrees that long-term rentals are a high need and in general prefers them over STRs. She is intrigued by Mr. Martins compromise to table the matter until additional rules can be adopted.

Jonathan verified the Board's basis for adding conditions. Zach verified that conditions, if warranted, are the very reason for this process. Commonly the conditions include the City recommendations and also # of parking spaces or cars, # guests, quiet hours, pet restrictions, etc.

Kara noted that in the past the Board has been conditionally approving 2 persons per bedroom plus one more. She would like to propose a maximum of 7 adult guests.

Rajeane noted that there was a lot of public comment for this application. All communications were emailed to the Board in advance of the meeting. There is one petition as allowed by 4-6-1 E. The petition has 11 unduplicated signatures which is below the 40% that will require a 3/4 positive vote of the board. Rajeane read the city staff comments recommending approval provided proof of WY lodging taxes can be shown and the annual fire safety inspections are completed.

Joe asked if a 90-day review condition is appropriate. Zach recalls that the City Attorney did not agree that interim reviews were allowed. Zach noted that reviews and enforcements will put additional work on staff. Zach thinks members could consider conditions regarding guest limits, parking requirements, and limiting # cars, quiet hours, local management. and single rental agreements.

Jonathan asked if they could require a privacy fence. Joe asked if we can proceed without the city attorney opinion. Zach is comfortable proceeding.

Kara moved to approve C 26.07 with the City contingencies and also the conditions that guests be limited to 7 adults, a requirement for maintaining 4 off street parking spaces, quiet hours of 9pm to 8am are enforced, local manager information is posted and available to renters and the owners information is given to immediate adjacent neighbors, and a privacy fence is

constructed as agreed upon by adjacent neighbors. Kara verified if Lindsey's info could be posted. Lindsey is ok with posting on the site for renters but not for her information to be given to neighboring owners.

Discussions were held on the merits of adding a condition for periodic reviews. Suggestion was made to have the 3rd violation make the owner appear in front of this Board in case the owner has had a chance to fix the situation. After a lengthy conversation about the pros and cons the consensus was that review and enforcement may be better handled in the upcoming proposed changes.

Jonathan thinks the fence should be specific i.e 6-foot cedar. Kara prefers that both parties can agree on the fence. Jonathan wonders who we are relying on to determine the final fence installation and configuration is met. Kara accepted the friendly amendment to remove the fence. The amended motion was to approve C 26.07 with the City contingencies and also the conditions that guests be limited to 7 adults, there is a requirement for 4 off street parking spaces, quiet hours of 9pm to 8am are enforced, local manager information is posted and available to renters, and the owners information is given to immediate adjacent neighbors,

Jonathan seconded the motion. Motion passed with Mary voting no reasoning the desire for the neighbor sentiments and leaning in general to favor long-term rentals. Zach did not vote. Zach reiterated the next step for decision order within 30 days.

B. CU 26.09, STR 995 McDougall, Titzer

Michael Titzer, owner agent took the oath. He Lives at 990 Cliff. The proposed property was purchased 3 years ago. He has finished a renovation and moved out. He currently lives in the lot directly behind the house. He added egress windows in the basement and there is a separate basement entrance and privacy fence. Other general repairs were made to plumbing and external appearances. This is a 4 bed 2 bath for up to 8 people total. There is currently one parking space off street. He is a NOLS instructor and will block out dates when he is travelling.

Kara asked about quiet hours. He will enforce 9pm to 8am. He will allow pets, up to 2 dogs since he has a fenced yard. Kara asked if his contact info be available. Yes. Kara verified that there is only one off street parking space. Kara asked RaJean about the single off street parking space where two would be required on a new build. Kara asked if the neighborhood typically has single car parking. It is a common trait in the neighborhood. The owner noted that people currently park on the street and he has never had past complaints.

Mary asked if he would be open to a long term renter. Mr. Titzer replied that they have one in their house now.

RaJean read the city staff comments recommending approval provided proof of WY lodging taxes can be shown and the annual fire safety inspections are completed.

Joe asked if he will lease under one document or allow multiple parties per rental. The owner confirmed that He will only allow one rental contract per night.

No public comment from the audience nor on zoom.

Jonathan moved to approve C 26.09 with the City contingencies and the maintenance of one off street parking space. Zach suggests an occupancy cap of 8 based on the applicants testimony and quiet hours and two dogs maximum and may not rent when out of town.

Jonathan amended the motion to approve C 26.09 with the City contingencies, maintaining the one off street parking space, the owner will rent to a single party at one time, limit the number of pets to 2 and guests to 8, maintaining quiet hours between 9pm and 8am and that owner assures there is a local contact person available when rented. Kara seconded the motion. Motion passed unanimously. Zach notified owner of Decision Order within 30 days.

Zach stated that this process highlights the need for additional conditions on STR operations regarding reported violations and enforcing conditions. The Board will ask Adam for assistance in crafting this language. Zach mentioned that under a decision to revoke a permit the violations must be easy to determine and temporal.

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Title 4 proposed changes

No Action, still waiting for appeals language from City Attorney.

7. ADJOURNMENT

at 8:05 pm