



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

**Thursday, June 05, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/85768470104?pwd=NDFJZ01nTlZwMEYvSTFiS2lMYzB4QT09>

Meeting ID: 857 6847 0104

Passcode: 339483

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Chris Savan, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaisons Dan Hahn and John Larsen, 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.](#) **BOARD OF ADJUSTMENT MINUTES** of May 15, 2025

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

[A.](#) Public Comment on Title 4 Ordinance - Chuck Johnson

[B.](#) Z 25.01 Rezone a 12.14 acre parcel on Smith Creek Road from R-5 Residential to A Agricultural Zone - Leafgreen

[C.](#) S 25.06 Skiba Addition and V 25.01 Variance request, 1498 Sinks Canyon Road, Skiba

[D.](#) S 25.07 Amorettis 2nd addition, Blk 95, lots 3-5 replat, Scott, lot line adjustment

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, May 15, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Kara Colovich, Chris Savan, Rob Newsom, and Joe Henry. Tom Russell was excused. City Attorney Adam Phillips, Council Liaison Dan Hahn and John Larsen, 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. BOARD OF ADJUSTMENT MINUTES of May 1, 2025

Kara Moved to accept the minutes. Seconded by Joe. Motion carried

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 25.03 Short Term Rental, 806 Washakie, Jacobs

Justus Jacobs, owner, took the oath and described that they want a short term rental for one of the triplex apartments of 806 Washakie. Two of the units have long term renters with young families.

Zach asked about the frequency of use as a Short term rental. The owner replied that It is often filled with travelling nurses but there are some short term rental opportunities for 4-6 months of seasonal use. Zach verified that they have 2 off street parking for each unit. Zach asked for a policy for maximum occupancy. Owner replied that there could be up to 6 quests in three bedrooms bringing one maybe 2 cars.

Kara asked if they have talked to any neighbors. They have not

Rob verifies that this is in an R-5 district,

RaJean read the city letter recommending approval pending proof of collection of lodging taxes and the annual fire inspection.

Kara noted that the board sometime makes conditions on quiet hours, pets, and posting contact info or local number for emergencies. She suggests the owner adopts some of these practices.

Steve Reed, Amoretti Street, took the oath and wanted to mention that this unit provides income to the tourist industry and the units are a great improvement over the previous residence.

Chris moved to approve, seconded by Kara. Kara would like to amend the motion to add quiet hours. Chris seconded. The Amendment to add quiet hours policy carried. Motion as amended passed unanimously.

RaJean updated client

4. BOARD OF ADJUSTMENT - OLD BUSINESS

A. Untable for deliberation CU 25.05 484 N 4th, Short term rental, Wittek

Chris moved to untable the matter of S 25.03, Joe seconded. Motion carried.

Austin Wittek, owner, took the oath. Austin has submitted a policy for maximum number of vehicles, alcohol use, and quiet hours. The policy was distributed prior to the meeting in the packet and he handed out hard copies during the meeting. Austin showed two sketches; one of the lot and one of the proposed building layout.

Kara verified that the property is fenced in.

Chris asked if he intended to keep 18 as the maximum guests. Chris noted that the ICC occupancy codes are different for hotel motels. He believes 18 clients is commercial in nature and is too many for a residential property.

RaJean stated that Hunter has noted that different building codes are used for high occupancy buildings and those requirements will be enforced at the issuance of the building permit.

Rob wondered what the difference is between a hotel and STR. He interprets this project as 18 separate rentals similar to a hotel and believes this is a commercial venture.

Kara understands that there is no cap on occupancy for STR in our codes and this could currently be requested in any residential zone.

Chris re-iterated that the building codes define 10 or less occupants would fit the residential intent. Austin asked if the Board would approve a compromise for less than 18 clients.

Adam and RaJean verified that this Board's purview is planning and zoning and cannot invoke the building codes. They can consider building codes and then put on any level of conditions on the permit as they deem necessary.

Collin Crawford, homeowner and neighbor, took the oath. He says that over half of the existing block is rental homes and it is hard to form community bonds. He was not in favor of commercializing his neighborhood. He reports that he did not get the postcard.

Austin replied that the hostel is a part of a strong hiking community and he will be a permanent resident of the unit. He reported that about 500 users are projected to use the facility.

Karen Wetzel took the oath and stated she has some concerns and wants to present a petition. Karen read a prepared statement intimating that travelers could cause unsafe conditions and that is not fair to the neighborhoods non-transient residents. She feels

commercial zones is a better fit for this operation and preserves the integrity of the residential neighborhood. She applauds his business model but would like it somewhere else. The petition was never given to nor admitted by the Board.

Austin responded that most of Ms. Wetzel's issues have been addressed in his submitted policies. He reported that the lot across the street is a commercial operation as a gym. He is willing to amend his maximum capacity but reports that similar operations statewide are over 18 guests.

Sandy Bidler took the oath. She reported that they have recently paid off their house and she does not think 18 strangers is the peaceful neighborhood she bought into. She stated that there will be increased traffic and noise.

Garry Willis took the oath. He understands codes like IBC, IRC and ADA. ADA should be considered in the process. Zach noted that the commission cannot invoke ADA code requirements as a planning and zoning board.

Tony Judd took the oath and read a statement. He was notified with a postcard. He is a strong proponent of hostel operations and has used many hiker hostels world-wide. He typified the standard hostel user as male, single, limited funds, outdoor type, ready to use an indoor bed and bathroom facilities. He did experience high drug use and the potential for theft in the ones he has stayed in. The Dance studio (Gym) in the neighborhood does not have late hours. There is an Airbnb in the neighborhood operating for 5 years that has not been a problem. Mr. Willis requests that the board deny the application in this residential neighborhood.

Austin feels that the neighbors' concerns are understandable and warranted and he feels that he has addressed many issues with his policies. His clients will add to the economy at local retail businesses while in town. He asked if there was any codes to preclude him to house hikers without pay. City Attorney Phillips said he will have to research the codes.

Joe asked if Austin would only rent to hikers. Austin replied that he will take in others but is catering and advertising to hikers. Joe wondered if approval of this permit set a precedence for future requests. It would concern him if hostels could open up on every block of the City.

Kara moved to approve 25.02. Rob Seconded. Chris said he is struggling with approval as he is confident for this owner but it opens the door for other less businesslike operations. Short term rentals are allowed in this district but he would suggest a condition on number of guests and a interim year check in if that is possible. RaJean verified that the board can put on any reasonable conditions including a mid year check. Adam confirmed that is true but noted that revocation of the permission mid-year would take due process.

Rob asked if the gym across the street was commercial. RaJean noted that they got a variance in the past that stays with the property unless it is turned into a residential use. Kara asked the board if they have a preferred occupancy limit number. Chris believes 10 would be appropriate based on the building code parameters. When asked, RaJean stated that of the existing approved short term rentals occupancy was restricted to # beds not bedrooms. Kara also believes 8-10 would be appropriate.

Zach stated how difficult it is to find guidance withing our codes for the maximum occupancy rate. Zach believes that law enforcement could be used to help keep disorder in check. He struggles with putting on occupancy limits on this request where it has not been done for any

previous requests. Zach wondered if there is a way to make a decision for conditions that is not arbitrary but still good for the neighborhood.

For Rob the core of the issue is that this feels more like a hotel. Discussions were held on the fact that the definitions in our code do not list occupancy rules, nor differentiate between, hostel and hotel.

Chris moved to amend the motion to put a condition for a maximum of 8 occupants with a 6-month hearing before the board. Joe seconded. Kara believes that a lot of the public concerns were covered in the owners policies if they are enforced. Zach wondered what would be the legal process to revoke the permit if rules were not followed. Adam does not think they can limit the time period for the permit and that a 6-month review would set a new precedent. Kara believes that at 8 residents the project would be more like other short term rentals that have been approved and a mid year check in may not be required. Rob does not feel the commission should bend the rules for what he believes is a commercial venture in a residential neighborhood.

Austin wondered if he would not have honestly proceeded with the term "hostel", would his proposal be so scrutinized? Rob feels that each bed is a separate Airbnb rental requiring a separate conditional use permit and that makes him uncertain about permitting this in a residential district. Austin reported that with a cap of 8 persons he cannot make his business model work.

Zach called for the question on the amendment for adding two conditions; one for a maximum of 8 occupants and one for a mid year check in. Kara voted no based on the not seeing need for time constraint with 8 occupants and 8 clients does not work for the business model. Rob voted no based on the premise that this is a commercial endeavor better suited for a commercial zone. Chris voted yes. Joe voted yes. Zach voted no because 8 clients for the occupancy limit does not have sufficient basis and he does not agree this Board has the authority to arbitrarily set an interim time limit. Motion on the amendment failed.

Zach noted that appropriate conditions may be listed to follow rules, restrict parking, list specific number of guests (per bed or bedroom), quiet hours, etc. Rob made the point that all suggestions for conditions would go away if this was in a commercial zone. Zach reiterated that the board must deliberate on the residential short term rental application in front of the board.

Joe asked if a CU is permanent. Zach stated that an approved conditional use is for the single owner, not related to any time parameter as long as this owner has the property.

Kara stated appreciation for all the work of the owner but feels that a hostel does not meet the intent of the code in a residential district.

Joe voted no based on unlimited occupancy, Chris voted no because of the commercial business nature of the high occupancy. Rob voted no because of the commercial nature is not appropriate for a residential zone, Kara voted no because the permission does not meet intent of short term rental code. Zach did not vote as the motion already failed. Motion failed.

RaJean and Adam stated to the applicant that the decision and order will be issued within 30 days. The applicant has the right to appeal the decision to the District Court within 30 days.

5. PLANNING COMMISSION - NEW BUSINESS

A. S 25.04 Reed Subdivision, 600 Amoretti, Reed-Barrows

Steve and Marilyn Reed, owners, took the oath. They would like to make one large undeveloped parcel into a 4-lot subdivision in conjunction with the neighbor, Harold Barrows. The easterly parcel with no current street access will be sold to the adjacent neighbor (Barrows) for a new house and shop. Steve is proposing a shop on the largest eastern lot of over one acre in size.

Kara verified that this is a single parcel now. Rob verified that Lot 4 is only accessed by Eugene street. RaJean described City requirements to make lot 4 a single lot so that the parcel can never be sold as a nonconforming lot without street access.

Kara verified that the alley does not exist at this time. Reed noted that these "alleys" as denoted on the plat are easements and not improved alleys.

Rob asked if there were any taps into the city utilities. Reed believes that water and sewer taps are already into the lots and he is still working with the City to verify the taps. Harold Barrows has all taps and utilities off of Eugene Street. The owner stated that power and gas utilities exist into the parcel on the east and north.

Justus Jacobs took the oath and commented that he spoke to Barrows personally and he believes that the extension of Barrows lot is reasonable for the neighborhood with no added traffic on the dead end of Eugene Street.

RaJean read the City letter recommending approval of the plat if all contingencies listed are met.

Chris moved to approve S 25.04 to include the City conditions written in the letter. Kara seconded. Motion passed unanimously. unanimously

RaJean notified the owner that the planning recommendation to approve the subdivision will be on City Council agenda June 10th. Barrows mortgage release must be received before the meeting.

B. S 25.05 Capital Hill Blk 130 Lots 18-20, Replat, Alchara

Tiffany Hartpence, owner, took the oath and stated she is breaking up a 23,000 sq foot single family parcel into 3 separate sellable R-1 lots. The city required sidewalks which she has already done for the existing house. Future walks will be done as the other lots are developed. Each lot meets and respects all the rules of R-1. The existing house has been improved and is readily financeable for sale. She plans to build and sell single family homes on both of the other lots.

Dean McKee took the oath and explained that he lives one block away. He commends Tiffany on fixing up the existing house and walks. He believes that present things should be left as is and wanted no changes for additional houses in the neighborhood.

Dean stated that section 4-12-2 of the City code states the intent of R-1 "is to be applied to lands suitable for low density development." Most of the properties in the area consist of 2-3 combined city lots so they are low density residential and he is worried that these three lots will

increase the density of the neighborhood. Street improvements in the 70s increased traffic and that was a change for the neighborhood. He and the neighbors are not looking forward to more density in the existing community.

Zach noted that he appreciated the neighborhood with large lots but that is not a requirement that can be set by this board

Rob verified with the owner that the lots meet the R-1 minimum lot size.

Skipper Davey took the oath and stated he has been in the neighborhood 39 years. He stated that the proposed improvements for three houses on the corner lot will ruin the neighborhood with additional traffic and parking. A ditch runs through the lots which may restrict the accommodation of off street parking requirements. He reported that they have had some sewer problems and more houses creates more sewer problems. More houses also creates more dangerous traffic on the corner.

Chuck Johnson took the oath wondering if Lot 19 A is too restricted for building area with a ditch in the back yard. Tiffany reported that all setbacks can be met leaving room for a house. He asked if she wants to sell lots or lots with houses. He also likes the existing low density in the neighborhood but recognizes that if you don't own it you can't control it if it's all legal.

Don Gullickson took the oath and he lives right across the lot on Custer. He commends Tiffany for the improvements. He got there in 1972 and the neighborhood has been a great place to raise a family. He questions if the ditch is part of the lot and feels the ditch does not go with the property. Zach verified that though a ditch is not a buildable area it still counts toward the lot requirements.

John Dailey took the oath. He is not from the neighborhood but works with Tiffany. He stated that this is already 3 lots even though it has one house, but now the lot lines are reconfigured.

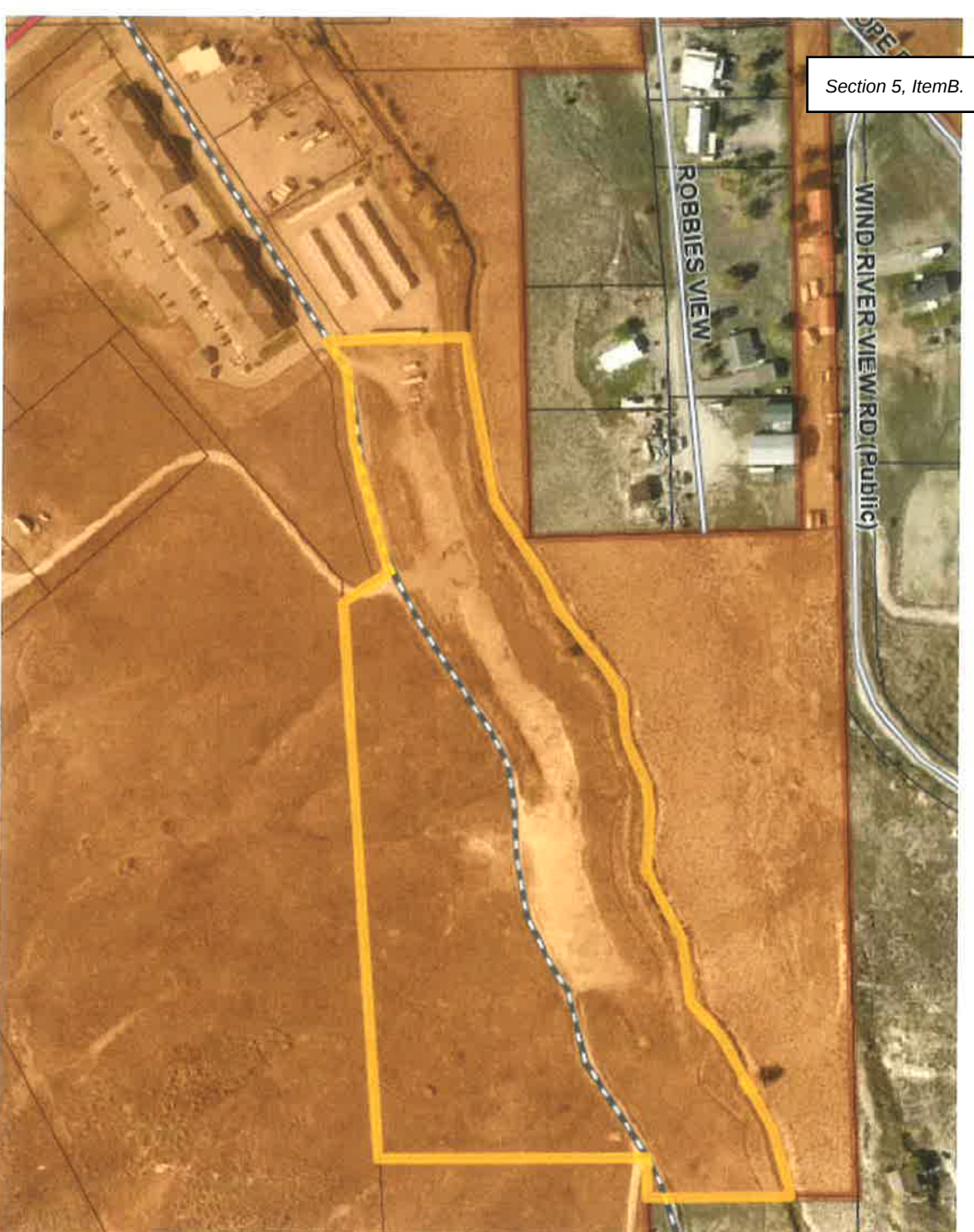
RaJean read the City letter recommending approval with some conditions. Chris moved to approve with the City conditions. Seconded Rob. Motion passed unanimously. RaJean stated that the recommendation to approve will be on the June 10th City Council meeting.

6. PLANNING COMMISSION - OLD BUSINESS

- A. Title 4 proposed changes, Planning Commission priority list, Short term rental paper.

Motion to adjourn was made and no further business was conducted.

7. ADJOURNMENT at 8:31 pm



Layers

Info

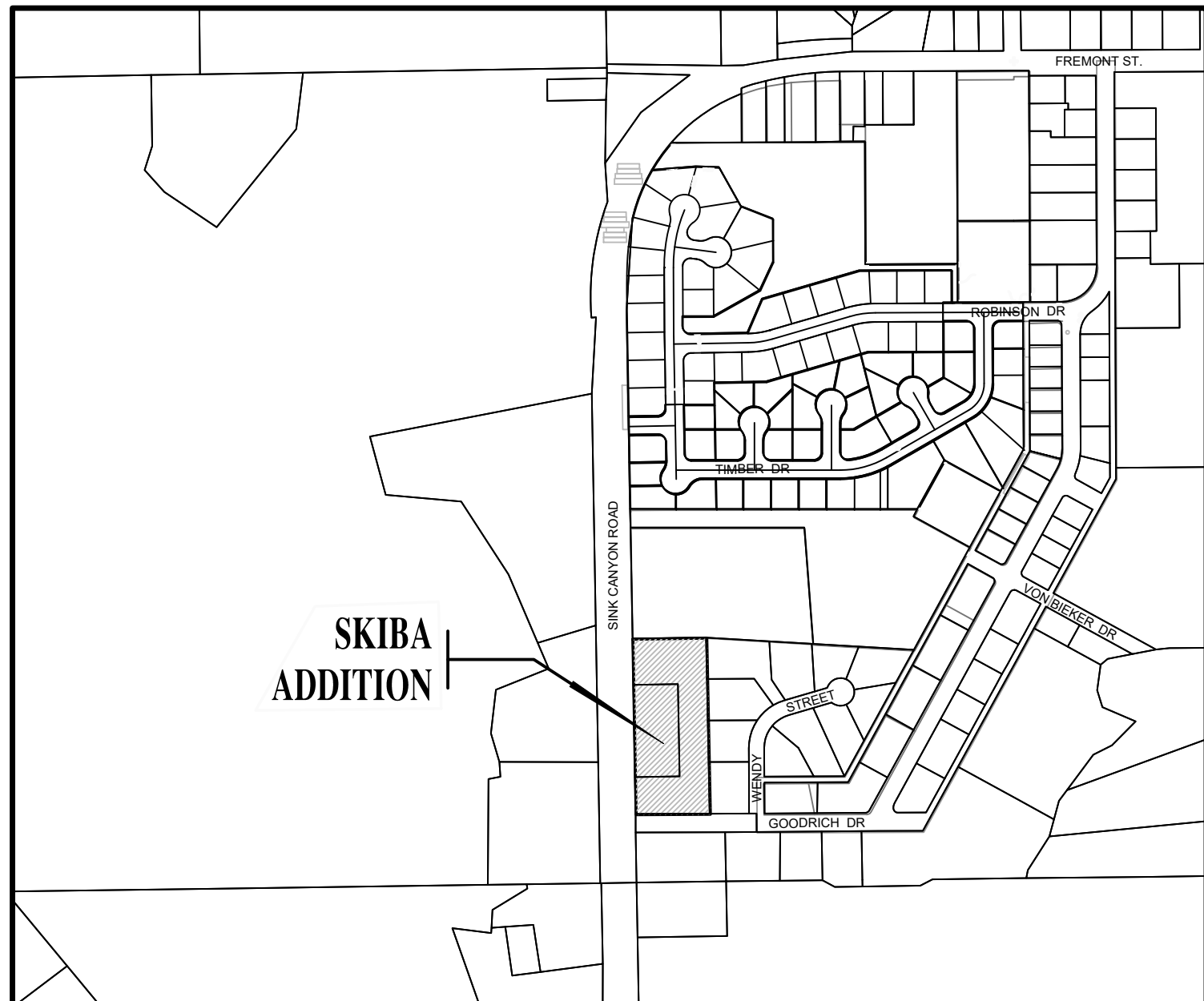
- Private Roads
- Other Roads
- Ownership
- Mileposts
- Rivers, Creeks, Lakes
- FEMA Flood Hazard Zones (9/16/2011)
- Public Land Survey

Administrative Layers:

- Incorporated Towns
- Subdivisions
- Surface Status
- BLM
- Bureau of Reclamation
- Wind River Reservation
- Forest Service
- Wilderness Areas
- State of Wyoming
- Tax Districts
- Voter Precincts
- Wyoming House Districts
- Commissioner Districts
- Cemetery Districts
- Conservation Districts
- Fire Districts
- School Districts

Background Layer:

- 2022 Aerial Photography
- 2020 Aerial Photography (high resolution)
- 2019 Aerial Photography (2ft)
- 2017 Aerial Photography (1m)
- 2015 Aerial Photography (1/2m)
- 2010 + 2009 Aerial Mosaic
- USGS Topos



LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Subdivision of three lots - 137,527 square feet (3.16 Acres)
Zoned: R-2

SUBDIVIDER INFORMATION

Andrew Skiba and Jill Skiba, 1498 Sinks Canyon Road, Lander, WY 82520 located in the SE1/4NE1/4, Sec. 24, T33N, R100W, 6th P.M., Fremont County, Wyoming), per record in Documents 2018-1406096 & 2024-1454327.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the _____ day of _____, 2025.

Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the _____ day of _____, 2025.

City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of _____, 2025.

Mayor

City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of SKIBA ADDITION, City of Lander, is filed in the office of Clerk and Recorder of Fremont County at _____ o'clock _____ M., on the _____ day of _____, 2025, and is duly recorded in Plat Cabinet _____, page _____, Document No. _____.

Clerk & Recorder

Deputy

Review Date: 2025-03-15

PLAT OF:

SKIBA ADDITION

located in the:
SE1/4NE1/4, Sec. 24, T33N, R100W. 6th P.M.
CITY OF LANDER, WY



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Andrew Skiba and Jill Skiba, owners as recorded in Document 2018-1406096 on October 11, 2018 and Document 2024-1454327 on March 6, 2024, more particularly described as follows:

A tract of land located in the SE1/4NE1/4, Section 24, Township 33 North, Range 100 West, 6th P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Corner No. 1, which point is on the easterly right-of-way of the Sinks Canyon Road (S-103(1)) and bears N. 19°41'00" E. a distance of 237.87 feet from the southwest corner of said SE1/4NE1/4 (a brass cap); thence proceed N. 89°45'24" E. a distance of 241.31 feet to Corner No. 2; thence proceed N. 1°08'22" W. a distance of 573.02 feet to Corner No. 3; thence proceed S.89°09'19" W. a distance of 239.88 feet, more or less, to Corner No. 4, which point is on the easterly right-of-way line of said Sinks Canyon Road; thence proceed along said right-of-way S.0°59'54" E. a distance of 150.48 feet to Corner No. 5; thence proceed N. 89°00'06" E. a distance of 145.20 feet to Corner No. 6; thence proceed S. 0°59'54" E. a distance of 300.00 feet to Corner No. 7; thence proceed S. 89°00'06" W. a distance of 145.20 feet, more or less, to Corner No. 8, which point is on the easterly right-of-way of said Sinks Canyon Road; thence proceed along said right-of-way S. 0°59'54" E. a distance of 120.00 feet, more or less, to Corner No. 1, the point of beginning.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as SKIBA ADDITION, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now or hereafter generally utilized by the public.

All rights under and by virtue of the homestead exception laws of the State of Wyoming are hereby waived and released.

Executed this _____ day of _____, 2025.

Andrew Skiba

Jill Skiba

STATE OF WYOMING)
COUNTY OF FREMONT) ss

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Joe Kluberton and Danielle Jean Kluberton.
Witness my hand and official seal:

My commission expires: _____

Notary Public

PLAT NOTES

This plat is to restructure Lots 15 and 16 of Block 116, SKIBA Addition, of the City of Lander, by changing the current lots to the division as shown hereon.

Per zone requirements for Zone R-2, Front setback is 28 feet, Side setback is 10 feet, Rear setback is 20 feet and Corner Lot setback is 23 feet, and are shown on this plat. Existing structure on Lot 2 have a temporary license recorded with this plat.

The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

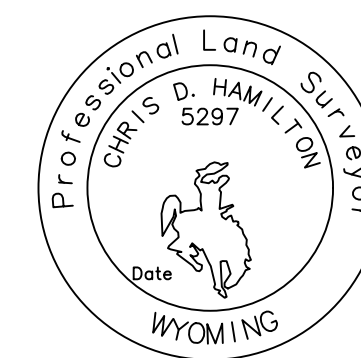
CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of SKIBA ADDITION; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

In witness whereof I have set my hand & seal this _____ day of _____, 2025.

"unless signed and dated upon face of seal this is a preliminary plat"



BOUNDARY LEGEND:

- ◆ = ORIGINAL GLO STONE CORNER
- ⊕ = HIGHWAY RIGHT-OF-WAY MONUMENT
- ⊕ = BENCHMARK OR CONTROL MONUMENT
- ⊕ \$ = PIPE (SIZE DENOTED)
- ⊕ = T-BAR WITH CAP/3/4" ALUM. CAP ON 5/8" POST
- ⊕ = 1/2 INCH REBAR
- ⊕ = 5/8 INCH REBAR
- ⊕ = 3/4 INCH REBAR
- ⊕ = 3.2" BRASS CAP ON 2.5" PIPE
- ⊕ = 2.5" BRASS CAP ON 1.0" PIPE
- ⊕ = 2.0" BRASS CAP ON 5/8" ROD
- ⊕ = 3.2" ALUM. CAP ON 2.5" PIPE
- ⊕ = 2.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 2.0" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" PLASTIC CAP ON 5/8" REBAR
- = SET PK NAIL IN TOP OF NEW FENCE POST

UTILITIES LEGEND:

- = EASEMENT LINE
- = ELECTRIC (Overhead)
- = ELECTRIC (Buried)
- = TELEPHONE (Cable)
- = FENCE LINE
- s = SEWER LINE
- = WATER LINE (approx.)
- ⊕ = ELECTRIC POLE
- ⊕ = ELECTRIC LIGHTS
- ⊕ = ELECTRIC PEDESTAL
- ⊕ = SEWER MANHOLE
- ⊕ = STORM SEWER MH
- ⊕ = SEWER CLEANOUT
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = WATER CURB STOP
- ⊕ = TELEPHONE PEDESTAL



HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

PROJECT:
125104

Sheet 1
of 1 Sheets

CITY OF LANDER VARIANCE APPLICATION

CASE # 25.01 V

(For Office Use Only)

Date Received: 05/02/25 Board Action: 6/5/25

Fee: \$500 Date of Action: 6/5/25

Hearing Date: 6/5/25

Variance Request Is From What Section of the Ordinance: 4-9

Date Notices Sent: 3/2/25

1. Name of Applicant: Jill and Andrew Skiba

Address: 1498 Sinks Canyon Rd Phone: [REDACTED]

Interest in Property: 100%

2. Owner (Indicate if different than above) _____

Address: _____ Phone: _____

3. Legal Description of Property: 1498 Sinks Canyon Rd

4. Street Address of Property: TBD

5. State Specifically The Changes You Are Asking For: _____

Variance for installing curb, Sidewalk and gutter because its on a state highway

6. On a separate sheet of paper please answer fully and completely the questions set forth below: These address those conditions as prescribed by ordinance that must exist in order for the Board of Adjustment to consider granting a variance request.

a) Please state whether or not the proposed use is a permitted use in the zoning district, and specify the permitted use specifically enumerated in the zoning district which applies; Yes

b) Please state what extraordinary circumstances exist in your case, such that literal enforcement of the provisions of the code will result in unnecessary hardship. Also, specify what hardships will result if the variance is not granted. Properties exist on state Hwy

c) Please state whether or not the extraordinary circumstances were created by the applicant and if not, what created them. Do the circumstances represent the general condition of the district in which your property is located. no

d) Please state whether or not the granting of this variance will substantially or permanently injure any adjacent, conforming property. If not, state the effect the variance, if granted, would have on any such adjacent, conforming property. no

e) Will the variance alter the character of the district in which this property lies. If not, please explain the reasoning for your answer. no

f) Please state whether the variance sought is the minimum variance and least modification that will afford the relief sought. Please state any other relief that may alleviate the condition that exists. This is the minimum variance, we consulted with public works

- g) Please state how the variance, if granted, would be in harmony with the spirit of the ordinance and what effect, if any, it will have on the public health, safety or welfare. *no physical changes on ground*
7. Please submit a plot plan or drawing of the property showing the existing condition of said property and the area of the proposed variance.

J. Skiles *6/3/25*

Signature of Applicant Date

Signature of Owner, if different Date



City of Lander Board of Adjustments and Planning Commission

June 3, 2025

City Staff Comments on S 25.06 and V 25.01 Skiba Addition, Skiba

City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. The City is expecting the variance request V 25.01 (to remove the requirements for sidewalks curb and gutter) be processed in tandem with the subdivision deliberation. The variance is recommended for approval by City staff since the designated street frontage for two of the lots is on existing State Highway 131.
2. The plat must show access from Sinks Canyon Road into lot 3. An access permit from WYDOT must be on file if required by WYDOT.
3. A 10-foot easement must be shown on the service lines across lot 1.
4. The County Clerks office had some minor dedication language that needs to be added.
5. Water and Sewer service lines for lot 3 in the utility easement are at the expense of the owner. Service lines but must be installed prior to issuing an occupancy permit for the residence. The service lines must meet all City of Lander Specifications including the 10' separation between horizontal alignments. The Final Plat will not be recorded until the City Engineer has approved all the water and sewer services designs.
6. The label "driveway" must be removed from the 20' utility easement shown on the easterly border of the subdivision.

There have been several public comments received as of the date of this letter. Many of the comments refer to two public access roads, which do not exist in the proposed plat. Other comments refer to poor drainage in Wendy Court, which is not a part of this subdivision. City Staff recommends approval of V 25.01 and S 25.05 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry



City of Lander Board of Adjustments and Planning Commission

May 30, 2025

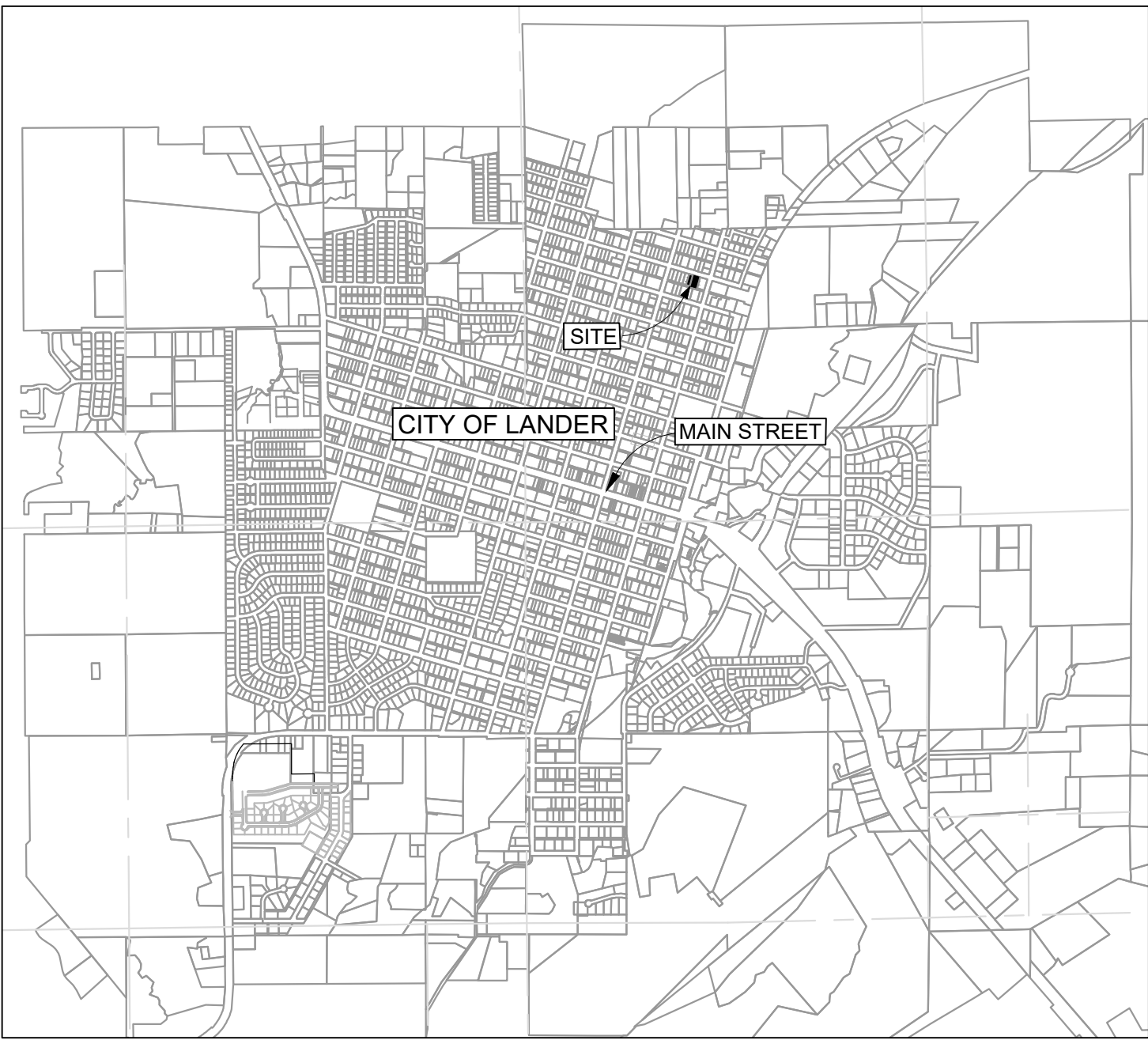
City Staff Comments on S 25.07, Amoretti's 2nd Addition, Block 95, Lots 3-5 replat

City Staff has reviewed the subject lot line adjustment and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. All existing nonconforming setbacks for sheds and house additions will be fixed with the recording of this final plat. The following requirements must be met prior to recording the Plat.

1. For the adjusted lot 237 Jefferson Street sidewalks will be required now that this is a developed lot. Sidewalks must be installed to meet City of Lander Specifications.
2. A 10-foot utility easement along Jefferson Street must be shown on the final plat.

No written public comments have been received as of the date of this letter. City Staff recommends approval of S 25.07 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Set Property Corner 1- 1/2" Aluminum Cap on a 5/8" x 24' rebar ●
marked PELS 10052
Found Diamond Rod Property Corner ⊙
Found 1 - 1/2" Aluminum Cap on a 5/8" x 24" Rebar marked HLS ⊗
Found 1" Hollow Pipe Property Corner ○
Measured Boundary ———
Setback Lines - - - - -
Building Footprint ———
Sewer line —W—W—
Waterline —SS—SS—

RE-SUBDIVISION INFORMATION:

2 LOTS - 22,735 SF (0.52 AC.)
ZONE R3

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of
____, 2025.

Mayor

City Clerk

CLERK OR RECORDERS CERTIFICATE:

This plat was filed for record on the Office of the Clerk and
Recorder at ____ o'clock ___, on the ____ day of ___, 2025
and is duly recorded in Plat Cabinet ___, Page ___, No _____

Clerk

Deputy Clerk

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City Of Lander Planning Commission on
this ____ day of ____ 2025.

Chairman

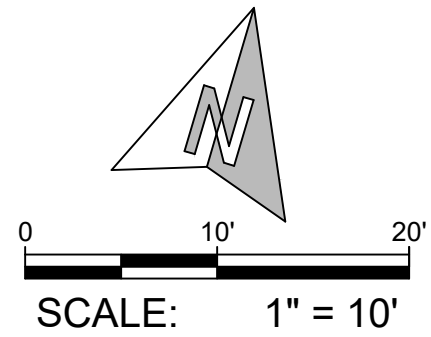
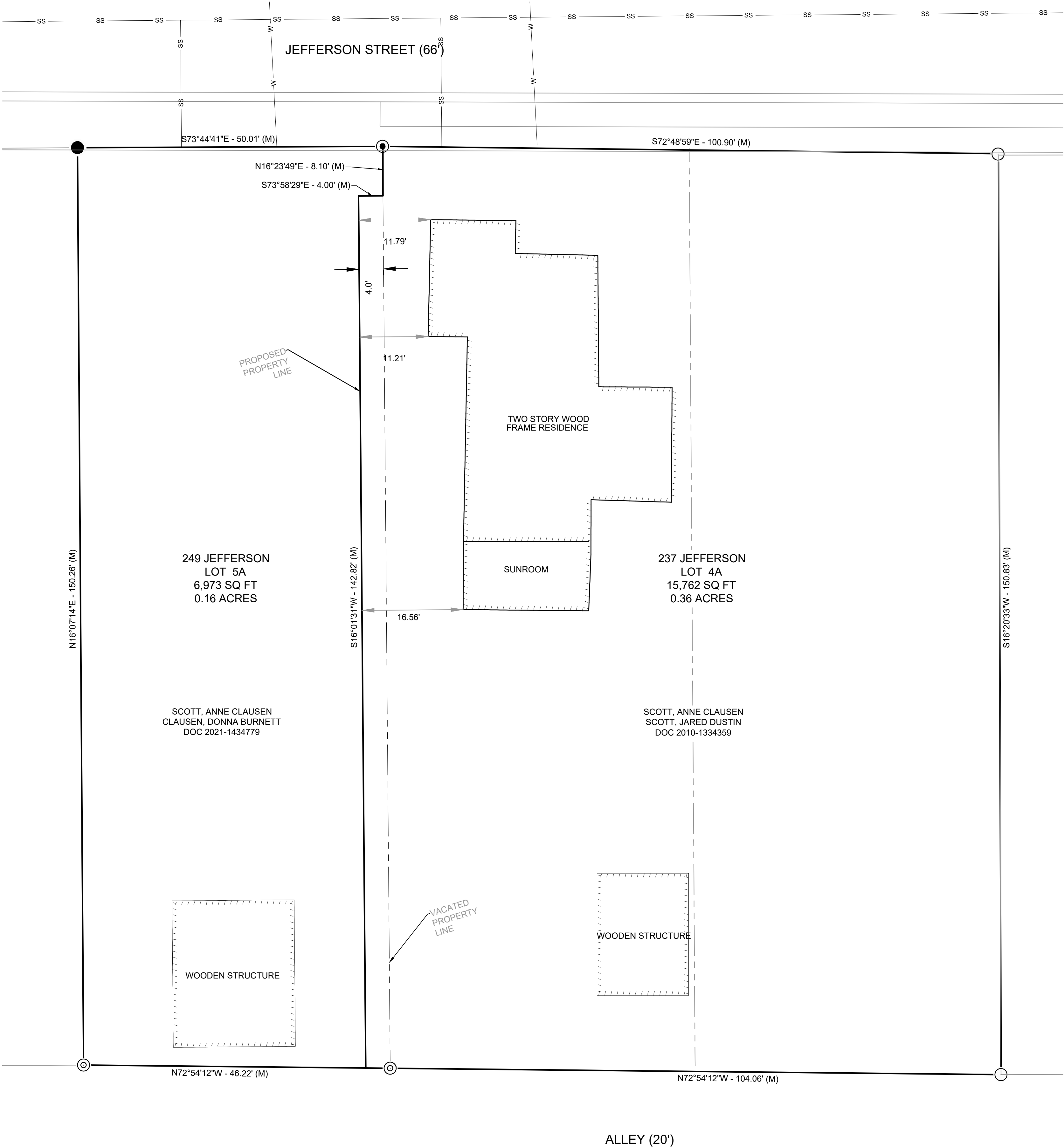
CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this
____ day of ____ 2025.

City Engineer

AMORETTI'S 2nd ADDITION BLOCK 95, LOTS 3-5 RE-PLAT

SE¼SE¼, SECTION 7, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

ANNE CLAUSEN SCOTT and JARED DUSTIN SCOTT, being the owners of lots 3 and 4, Block 95 of the Amorettis 2nd Addition to the City of Lander, as described in Document 2010-1334359, and ANNE CLAUSEN SCOTT and DONNA BURNETT CLAUSEN being the owners of Lot 5, Block 95 of the Amorettis 2nd Addition to the City of Lander as described in Document 2021-1434779:

As it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, have caused that this property to be re-subdivided into lots as shown and designated the same to be henceforth known as AMORETTIS 2nd ADDITION, BLOCK 95, LOTS 3, 4, AND 5, TO THE CITY OF LANDER, REPLAT and do hereby dedicate to the City of Lander, and its licensees for perpetual public use all streets, alleys, easements and other public lands within the boundary lines of the plat as already otherwise dedicated for public use.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now and hereafter generally utilized by the public.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

EXECUTED this ____ day of ___, 2025

ANNE CLAUSEN SCOTT JARED DUSTIN SCOTT

DONNA BURNETT CLAUSEN

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by ANNE CLAUSEN SCOTT, JARED DUSTIN SCOTT, and DONNA BURNETT SCOTT this

____ day of ___, 2025.

By: _____

Witness my hand and official seal

My commission expires _____

NOTES:

- Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
- Bearings and distances shown on this plat as measured are designated as (M). Record bearings and distance are designated with (R)

CERTIFICATE OF SURVEYOR

I, David A. Fehringer, of Lander, Wyoming, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, complete, and correct representation of the AMORETTIS 2nd ADDITION, BLOCK 95, LOTS 3, 4, AND 5, TO THE CITY OF LANDER, REPLAT; that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lot and streets of said subdivision to the best of my knowledge.

