



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, January 04, 2024 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

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Attendance: Chair Zach Mahlum, Members, Tom Russell, 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. **PLANNING COMMISSION MINUTES** of December 7, 2023

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Title 4 suggested changes review

7. ADJOURNMENT

Description	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Lands (new)	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Single Family Dwellings	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Multifamily Dwellings	Not allowed	No change	Allowed with no limit on # of units	Allowed up to 4 units	Allowed up to 4 units	Allowed up to 6 units	Allowed no limit on # units	No change	Allowed with no limit on # of units	No change	Not Allowed	No change	Allowed	No Change	Not allowed	No Change
Church	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Schools	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No change	Allowed	No Change	Allowed	No Change
Mortuary, crematory	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Residential Off-Street parking required	1 minimum, 2 maximum	No change	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	As listed in 4-11-10	As required in current version of adopted building and ADA codes	N/A	
Manufactured Homes	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No change	Not Allowed	Allow	Allowed	No Change	Not allowed	No Change
Manufactured Home Parks	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Not Allowed	No Change	Not allowed	No Change
Short-term Rentals	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Not Allowed	Allowed by permit	Not Allowed	Allowed by permit	Allowed without permit	Allowed by permit only	Not allowed	No Change
Licensed child/foster care facilities	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed	Allowed by permit only	Allowed by permit only	No change	Not Allowed	Allowed by permit	Allowed by permit only	No Change	Allowed by permit only	No Change
Professional structures	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed	No change	Not Allowed	Not allowed unless permitted	Allowed	No Change	Allowed	No Change	Not allowed	No Change
Assisted living facilities	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Clinics, Nursing homes	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Hospitals	Not allowed	No change	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Motel/Hotel	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	Not allowed	No Change
RV campground district	Not allowed	No change	Not allowed	No change	Allowed by permit only	No change	Allowed	No change	Not Allowed	No change	Not Allowed	Allowed by permit	Allowed by permit only	No Change	Not allowed	No Change
Home Businesses	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	N/A	
Civic/Community Centers	Not Allowed	No change	Not Allowed	No change	Not Allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	Only if governmental facility	No Change
Permanent STORAGE Structure (garage, storage sheds on a slab or foundation)	Allowed	Allowed up to 2 units	Allowed	Allowed up to 2 units	Allowed	No change	Allowed	No change	Allowed	No change	Allowed up to 3 outbuildings	No Change	No restrictions	No Change	No Restrictions	No Change
Temporary STORAGE Structure (skid structures, canisters NOT on a foundation)	Allowed	Allowed up to 2 units	Allowed	Allowed up to 2 units	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	No restrictions	No Change	No Restrictions	No Change
Lot size	7,500 sq ft	No change	3750 sqft	No change	3750 sqft	No change	3750 sqft	No change	6000 sqft	3750 sq ft	1 acre	No Change	No restrictions	No Change	No Restrictions	No Change
Lot Width	50 ft	No change	50-ft	40 ft	50-ft	40 ft	50-ft	40 ft	50-ft	40 ft	100 ft	No Change	30-ft	25 ft	No Restrictions	No Change
Front Setback	33-ft	28 ft	28-ft	23 ft	20-ft	15 ft	12 ft	No change	28-ft	23 ft	28 ft	No Change	8-ft	not required	8 ft	No Change

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	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Side Setback	12 ft	10ft	10 ft	5 ft, 10 ft if existing underground utilities	10 ft	5 ft, 10 ft if existing underground utilities	5 ft	5 ft, 10 ft if existing underground utilities	10 ft	5 ft, 10 ft if existing underground utilities	10 ft	No Change	No restrictions unless adjoining a residential district	No Change	No restrictions unless adjoining a residential district	No Change
Side Setback on a corner lot	28 ft	No change	23 ft	No change	23 ft	15 ft	12 ft	No change	28 ft	23 ft	23 ft	No Change	8 ft	not required	8 ft	No Change
Rear Setback without Alley access	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	10 feet or 20% lot depth	No change	20 ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20 ft	No Change	No restrictions unless adjoining a residential district	No Change	No Restrictions	No Change
Rear Setback with Alley access	20 ft or 20% lot depth	No Change	20 ft or 20% lot depth	5 ft, 10ft if there are utilities	20 ft or 20% lot depth	5 ft, 10ft if there are utilities	10 feet or 20% lot depth	5 ft, 10ft if there are utilities	20 ft or 20% lot depth	5 ft, 10ft if there are utilities	20 ft	No Change	No restrictions unless adjoining a residential district	No Change	No Restrictions	No Change
Number of Residential structures allowed	1 per lot	no change	1 per lot	2 per lot	2 per lot	3 per lot	Two	Unlimited	One	2 per lot	2 per lot	No Change	no restrictions	No Change	No Restrictions	No Change
Maximum height of Structure	30 ft	45 ft	30 ft	45 ft	30 ft	45 ft	Three stories	50 ft	30 ft	45 ft	30 ft	45 ft	45 ft	55 ft structural, 60ft mechanical	No Restrictions	No Change
Maximum height of Assessor Structure	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	20 ft	30 ft	45 ft	No Change	No Restrictions	No Change
Maximum lot coverage	40%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	60%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	No restrictions	No Change	No Restrictions	No Change	No Restrictions	No Change