



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, March 21, 2024 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting

<Insert Zoom Link>

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Kristin Yannone, Dave Fehringer, Rob Newsom, and Joe Henry. Council Liaison Missy White, Assistant Public Works Director Hunter Roseberry. Recording Secretary RaJean Strube Fossen was on travel.

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 March 7, 2024

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Discussion of proposed Title 4 changes for height restrictions and setbacks with the building department.

7. ADJOURNMENT



Rajeane Strube Fossen <rsfossen@landerwyoming.org>

Re: Feb 15th BOA Planning minutes for review

1 message

Kara Colovich <kcolovich@gmail.com>

Sat, Feb 17, 2024 at 8:11 AM

To: Rajeane Strube Fossen <rsfossen@landerwyoming.org>

Cc: Hunter Roseberry <hroseberry@landerwyoming.org>, Missy White <mwhite@landerwyoming.org>, Tom Russell <tom6g4@gmail.com>, Joe Henry <henryjoseph73@gmail.com>, "Zachary Hamilton Mahlum, Esq." <zach@zhmesq.com>, Rob Newsom <rob.newsom@gmail.com>, Dave Fehringer <fes@wyoming.com>, Kristin Yannone <kristinyannone1@gmail.com>, Lance Hopkin <lhopkin@landerwyoming.org>

Hey folks, here is an update on the public-facing outreach materials. Strap in, it's been a ride.

- Anne and I tried to do it ourselves in Canva but since we only had stock images to go off of, we could not accurately portray certain dimensions of the buildings, such as height. Images from the internet were not available or what we were looking for either.
- Therefore, we reached back out to CBLI who conducted the code audit for Lander. They were interested but did not have the time to contribute. The contractor who worked on our audit expressed some concern over the 45ft. max height across all zones—R5 is 50ft. Reference our excel sheet of code changes below. He said, "...you might reconsider whether it is necessary to increase maximum heights to over 35' in any of the zones except R-5. Anything over that height is likely 4 stories, which requires an elevator. Projects with less than 6 units in one building are very unlikely to have an elevator." When we explained the trend of steep roof pitches in town, he responded, "The increased heights make some more sense with that roof pitch. However, I would think about whether you would be OK with a flat roof or lower pitched roof that is built to max height. One way to thread this needle is to set a lower height for a flat roof and provide a bonus of 5-10 feet for a roof of a certain minimum pitch." I've included screenshots from the CBLI report that help demonstrate his point. I, for one, would not be comfortable proposing codes that allow for a four story structure in R1-R3 & RMED. Closer to the downtown area (R5) I would be fine with.
- CBLI recommended we reach out to a different contractor that specializes in illustrations to help depict what we're wanting for the outreach materials. Their products are spectacular (see last image below) but their services were way out of our price range and would've been duplicating some of the work that CBLI already did for us.
- That leaves us with our most recent quest. We've been talking with a local artist to see if she can illustrate buildings we identify around town with similar heights to the ones we're proposing. She can put her own stylistic alterations on the buildings so that they're not recognizable to the public. She can also help us with the graphic design of the outreach materials. **I want to give our group one last opportunity to revise the proposed code changes before she starts work.**

My concern is with the 45ft height in zones R1-R3 & RMED, even though I'm pretty sure I was initially a proponent of such a height. Seeing these images below helped me contextualize these dimensions.

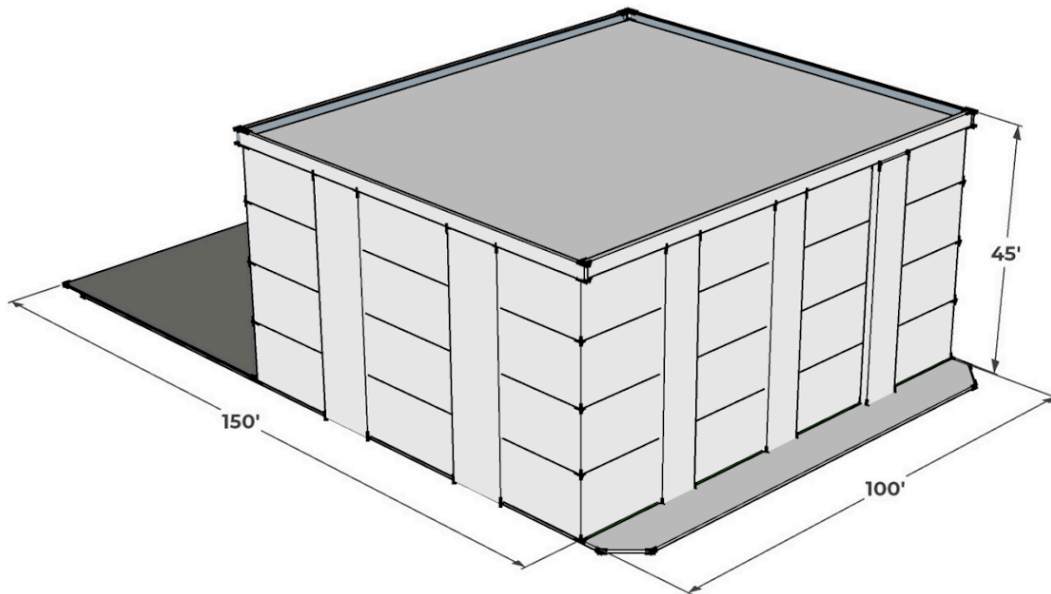
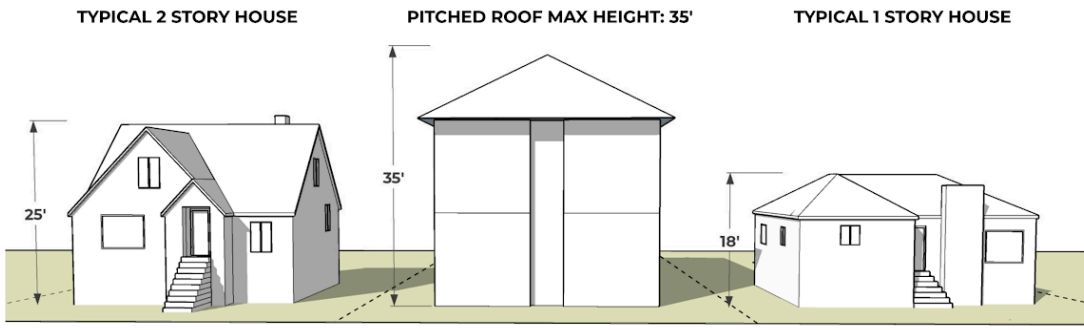
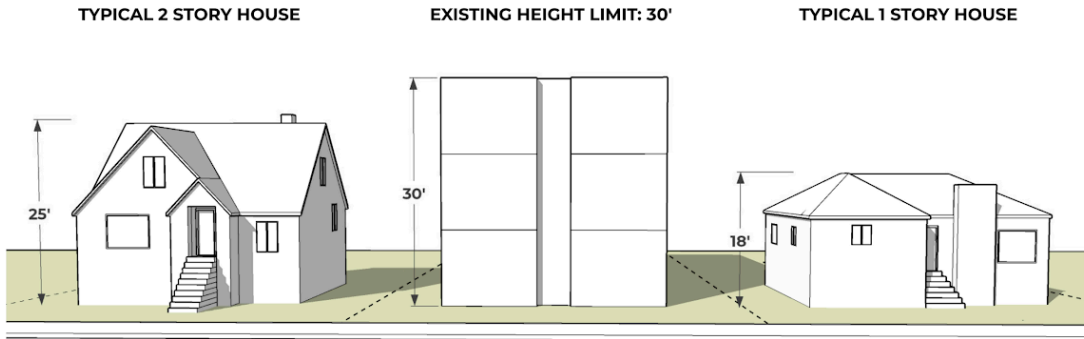
RaJean also mentioned in passing that the Building Department might have issue with the 5ft. side setbacks. We may want to have them at our next meeting to hear any of their hesitations.

I realize that we cannot create an email chain discussion due to public meeting rules, but I would entertain any one-off conversations or you can reach out to RaJean who can arrange the agenda for our next meeting on March 7th.

Thank you all for your patience in this process.

-Kara

Section 6, Item A.





X overview spreadsheet of 2023 proposed changes...

On Fri, Feb 16, 2024 at 11:33 AM Rajean Strube Fossen <rsfossen@landerwyoming.org> wrote:

The minutes and video are on the website at <https://www.landerwyoming.org/meetings/recent>

I've attached the minutes for your convenience. Please review and give me corrections while it is fresh in our minds. We will not meet on this again for 3 weeks.

Thanks for your fortitude when you are up there dealing with difficult agenda items and public comment. Have a great weekend!
RaJean

2024 proposed Title 4 changes

Why are we updating Lander’s Title 4 Zoning Code?

Lander's code was adopted in 1978. The most recent update was in November 2020 in response to the lack of Housing Opportunity in Lander. Today, there are several areas where Lander's code seems to simply be broken. For example, there are many homes and rental properties today that-if something happened to them-could not be rebuilt due to current code requirements.

Lander is a desirable place to live and has received national attention on many fronts. However, while people continue to move here, the pace of building new homes and reinvesting in our existing neighborhoods is lagging. As has happened in other desirable locations, if nothing is done, Lander risks becoming a place where locals and/or elderly are priced out of the housing market. Strategically loosening some regulations to allow the market to provide more and better housing choices is one way to promote reinvestment in our neighborhoods and keep Lander affordable for locals.

What were the results of the 2019-20 Community Builders Housing Study and code review funded by Wyoming Business Council?

Findings:

- The WBC published Lander and Lovell study findings in a Wyoming Zoning Toolkit that can be found at: https://www.wyopass.org/planning_resources/zoning_toolkit.php
- There is both a housing shortage AND housing affordability issue in Lander.
- Current Zoning Codes make it hard to build units to decrease the housing shortage.
- Current economics and median household incomes will not be addressed with code changes.

Wyoming Zoning Toolkit Suggestions showing Lander’s 2020 Title 4 update actions:

- Allow Accessory dwelling units in residential zones. **Suggested but NOT passed.**
- Allow homes on smaller lots in some zones. **Suggested and passed.**
- Allow pocket neighborhood (cottage cluster) housing in some zones subject to special standards. **Suggested but NOT passed.**
- Reduce minimum lot size to make multiunit housing more feasible in some zones. **Suggested and passed.**
- Reduce off-street parking requirements and/or allow on-street credit. **Not suggested in 2020.**
- Reduce the regulation of form-based standards like height, maximum lot coverage, and setbacks. **Not suggested in 2020.**

What were the results from the 2023 Harvard Growth Lab Study that was prepared for Governor Gordon’s Task Force on Housing opportunity?

Findings:

- There is a persistent housing shortage and affordability issue State-wide.
- Individual Municipal Codes regarding density make it difficult to build units to decrease the housing shortage.
- Current economics and median household incomes will not be addressed with code changes.
- There has been insufficient public investment in arterial infrastructure.

2023 Harvard Growth Lab Suggestions:

- Reduce lot sizes and restrictions on multifamily housing.
- Reduce regulations on Building Height and parking regulations.
- Use the state statute for public comment and petition processes (many municipalities allow more public involvement than State Statutes.
- Increase State and local investment in infrastructure, reducing the amount of cost burden on the individual developer.

What Title 4 Zoning changes are proposed for 2024?

- Reduce lot widths in R-2, R-3, R-Med and R-5 to allow for smaller lots.
- Reduce setback requirements in all zones to allow a larger buildable area on lots.
- Reduce off-street parking requirements in all zones to allow a larger buildable area on lots.
- Delete the maximum lot coverage requirements in all zones to allow for more buildable area on lots.
- Increase the number of dwellings allowed in multiplexes in R-3 and R-5 to allow for higher density on a single lot in these two zones.
- Increase the number of separate residential structures allowed in R-2, R-3, R-Med, and R-5 zones to allow for more housing units on single lots and provide for a wider range of housing options in those zones.
- Increase the maximum height of structures in all zones to allow for taller multistory buildings to increase housing opportunity.
- Add short-term rentals to be allowed by permit only in R-Med, Ag and Commercial zones. (This is in addition to the 2020 changes that allow short-term rentals in all residential zones.)
- Allow RV campgrounds in Agricultural zone by permit only. (This is in addition to the original code that allows RV campgrounds in R-3 zone by permit only.)
- Restrict accessory buildings (including garages and both temporary and permanent storage structures) to 2 per lot in R-1 and R-2 zones.

What is NOT changing in the 2024 proposed changes?

- R-1 remains a single-family residential district with no accessory dwelling units allowed.
- Conditional use permits are needed for home businesses, short-term rentals, professional structures, daycares and other Wyoming Department of Health licensed facilities.
- Manufactured homes (mobile homes) are still NOT allowed in R-1 and R-2 districts.