



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, June 06, 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

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.](#) **BOARD OF ADJUSTMENT MINUTES** of May 16, 2024

3. BOARD OF ADJUSTMENT - NEW BUSINESS

[A.](#) CU 24.05, 411 Lincoln, Childcare, Williamson

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

[A.](#) S 24.03, E Amoretti Addition Replat, 575 N 4th, McDonald

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT

CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, May 16, 2024 at 6:00 PM

City Council Chambers, 240 Lincoln Street

MINUTES



Join Zoom Meeting

<Insert Zoom Link>

Attendance: Chair Zach Mahlum, Members, Kara Colovich, Kristin Yannone, and Rob Newsom. Members Dave Fehringer and Joe Henry were excused. Tom Russell was absent. Council Liaison Missy White, and 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

moved to approve the minutes. seconded. Motion passed

A. BOARD OF ADJUSTMENT MINUTES of May 2, 2024

Kristin moved to approve the minutes as presented. Kara seconded. Motion passed

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. S 24.02 Landent Subdivision Re-Plat, 799 S 2nd, Olsen/Bills

Chris Savon, Fremont Engineering and Surveying, took the oath and represented Marc and Janine Olsen who were also in the audience.

RaJean explained that during a recent land sale the previous owner came to fill out a nonconforming permit for the structure's setback. It was discovered that the structure was built over the platted lot line. It was also discovered that a 1990 draft plat to make the lot line change was never filed. The City asked the owners to proceed with a minor plat to correct the issue for the permanent record.

Chris Savon reported that the plat changes the interior lot line between A and B to create two new tracts that retain all the existing and recorded utility easements. The recording of the plat will fix some boundary survey errors as well as move the lot line to correctly reflect the built environment.

Zach asked for clarification on the untraditional utility easement shapes. The Engineer and the City confirmed that there were indeed power utilities in those easements of record.

RaJean read the City Letter into the record recommending approval and notified the board that the owner found a typo that needs correction.

Laural Bill Chambers, former owner, took the oath and reiterated that they want to make the record correct for the new owner.

Kristin moved to recommend S 24.02 to City Council for approval contingent on the typos being corrected, Rob seconded. Motion passed.

RaJean reported that the plat will be on the May 28th City Council meeting for approval. After approval, the final mylar and deeds will be prepared for their notarized signatures prior to being recorded at the County Clerk.

6. PLANNING COMMISSION - OLD BUSINESS

A. Proposed Title 4 changes final edits

The recording was stopped.

Kara presented a new draft visual for Title 4 changes in R-1 and R-2 which was received with much approval and no suggested revisions. The remainder of the visuals will be presented at the next meeting.

RaJean notified the Board that a new communication tower permit is coming soon. Kristin agreed to review that proposal and make recommendations to the members.

7. ADJOURNMENT

Adjourned at 6:25 pm



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

June 3, 2024

Re: City Staff comments for CU 24.05, Childcare, 411 Lincoln, Williamson

City staff received no public comment to date on this conditional use request.

The application is in order and meets all the requirements for off-street parking, parent manual and emergency preparedness plan. The DFS has verified that the permit is ready contingent on City approval. The facility passed a fire and safety inspection on May 17, 2024 in preparation for the application process.

City staff recommends approval of permit CU 24.05 conditional on the owner receiving the required annual fire and safety inspections as required by DFS.

Chris Johnson

RaJean Strube Fossen



Fire and Life Safety Inspection Report

Inspection and Compliance Orders

Business Name: Koala Kids **Current Date:** 05/17/2024 12:51
Occupant Email: koalacraziness@gmail.com **Address:** 411 Lincoln Street, Lander, WY 82520
Inspected By: Johnson, Chris **Inspection Date:** 05/17/2024
Inspection Number: 240010 **Inspection Time:** 05/17/2024 11:31:49
Violation Count: **Inspection Passed (Y/N):** Yes

Primary Contact

Contact: Williamson, Karen **Work Phone:**
Email: Koalacraziness@gmail.com **Cell Phone:** 307-240-1194



Inspection Type: General/Complaint/Safety
Inspection Notes: This inspection is valid for one year of this date.

Inspection Details

Passed (Y/N): Yes **Inspection Scheduled:** **Inspection Completed:** 05/17/2024
Start Time: 05/17/2024 11:31:49 **End Time:** 05/17/2024 11:48:43

Signatures

Signatures

Name	Contact/Inspector	Date	Signature
Johnson , Chris	Inspector	05/17/2024	
Williamson , Karen	Owner/Rep.	05/17/2024	

Attachments

Violation Documents

Business Name: Koala Kids

E MAINT SFMO

General Comments

Question	Answer	Notes
No violations noted at time of inspection	Yes	

Exits

Question	Answer	Notes
Number of Exits	Yes	
Egress Through Intervening Spaces	Yes	
Door Operations	Yes	
Locks, Latches and Door Hardware	Yes	
Active shooter door locking standard.	N/A	
Exit Signs	Yes	
Emergency Lighting	Yes	
General Means of Egress	Yes	
Posting of Occupant Load	N/A	
Handrails and Guards	N/A	
Landings at Doors	Yes	
Please Correct The Following Exit Code Violation	N/A	

Fire Protection Systems

Question	Answer	Notes
Portable Fire Extinguishers	Yes	
Commercial Kitchen Hood Suppression Systems	N/A	
Fire Sprinkler Systems	N/A	
Fire Alarm Systems	N/A	
Carbon Monoxide Detection	N/A	
Hydrants	Yes	
Fire Dept Connections	N/A	
Please Correct The Following Fire Protection Systems Code Violation	N/A	

Fire Protection Building Criteria

Question	Answer	Notes
Vehicle Impact Protection	N/A	
Identification of Equipment	N/A	
Fire Doors and Windows	N/A	
Fire Resistive Construction	Yes	
Interior Finish, Decorative Materials, and Furnishings	Yes	
Please Correct The Following Fire Protection Code Violations	N/A	

Current Date: 05/17/2024
12:51

Any overlooked hazardous condition and/or violation does not imply approval of such conditions or violations

Business Name: Koala Kids

Housekeeping

Question	Answer	Notes
Combustible Waste Material	N/A	
Storage	Yes	
Means Of Egress	Yes	
Equipment Rooms	N/A	
Dumpsters, Containers	N/A	
Spontaneous Ignition	N/A	
Vehicles, Liquid Fuels	N/A	
Commercial Kitchen Hood Cleaning		There is no commercial kitchen
Portable Unvented Heaters	N/A	
Please Correct The Following Housekeeping Code Violation	N/A	

Electrical

Question	Answer	Notes
Relocatable Power Taps	N/A	
Extension Cords	N/A	
Working Space And Clearance	Yes	
Open Electrical Terminations	Yes	
Electrical Motors	N/A	
Temporary Wiring	N/A	
Labeling, Lighting	Yes	
Abatement of Electrical Hazards	Yes	
Please Correct The Following Electrical Code Violations	N/A	

Hazardous Materials

Question	Answer	Notes
Prohibited Locations / Use	N/A	
Indoor Storage	N/A	
Outdoor Storage	N/A	
Demonstration Uses	N/A	
Liquids for Maintenance and Operation of Equipment	N/A	
Securing of Compressed Gas Containers	N/A	
Placarding / Labeling / MSDS	N/A	
Please Correct The Following Hazardous Materials Code Violations	N/A	

Miscellaneous

Question	Answer	Notes
Address Identification	Yes	
Fire Apparatus Access Roads	Yes	

Current Date: 05/17/2024
12:51

Any overlooked hazardous condition and/or violation does not imply approval of such conditions or violations

Business Name: Koala Kids

Fire Safety And Evacuation	Yes
Emergency Responder Communication Coverage	N/A
Please Correct The Following Miscellaneous Code Violations	N/A

Current Date: 05/17/2024
12:51

Any overlooked hazardous condition and/or violation does not imply approval of such conditions or violations



**CITY OF LANDER
CONDITIONAL USE APPLICATION
ADDENDUM FOR CHILDCARE/DAYCARE**

For Office use only: _____ Case number _____

Name of Applicant Karen Williamson Email _____

NOTE: The Board of Adjustment can grant or reject all applications in accordance with City Code 4-6-1. Childcare/daycare businesses must be inspected by the City building inspector annually to insure compliance with Wyoming Department of Family Services (DFS) Licensure. Any expansion, alteration of existing building uses must come before the Board of Adjustment for approval.

Describe specifically your daycare (Business name, hours and days of operation, number of children, outdoor space, parent drop off and pickup areas, and number of employees)

Koala Kids and Babies Childcare and Preschool. Mon-Fri 7:30am - 5:30pm. 20 Children. NO outdoor space. Off street parking for drop off and pick up. 3 employees.

Will this use change the residential character of the neighborhood? Why or why not?
NO - it is a commercial area.

Please select the designation provided to you by the Wyoming Department of Family Services.

- FCCH- Family Childcare home (maximum of 10 children)
- FCCC – Family childcare center (maximum 15 children)
- CCC – Childcare Facility (16 or more children)

- Attached is a copy of your initial application to the Wyoming DFS.
- Attached is a copy of your Parent Handbook and Emergency Preparedness Plan.
- Attached is a sketch or drawing of the property showing the location of all existing buildings, percentage of gross square footage for use, outdoor spaces, fences, drop off zones, employee parking and other applicable information.

Signature of applicant Karen Williamson Date 5-16-24



CITY OF LANDER
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

INSTRUCTION SHEET

1. A Conditional Use Permit application must be submitted along with a plot plan or drawing. The graphic must be a straight-edged drawn plan (a drawing to scale is preferred but not necessary) delineating the property lines and dimensions, adjacent street(s) and name(s) of that/those street(s), a north arrow, the location of existing/proposed building(s) on the parcel and if applicable off-street parking and/or loading layout. Aerial photographs of your property can be found on the Fremont County map server at <https://maps.greenwoodmap.com/fremontwy/>
2. The following are the procedures required for a conditional use permit application:
 - (a) Review the request with the City Planning Staff. Application forms are available on the City Website www.landerwyoming.org on the homepage under the "Documents and Forms" tab.
 - (b) The City ordinance 4-6-1 states the rules for Conditional uses. The City Zoning code can be found on the City website www.landerwyoming.org on the homepage under the "City Code Book" tab.. Allowed conditional uses are listed in each separate zoning district 4-12-2 through 4-12-9.
 - (c) For a Home Business Conditional Use additional information is required per City ordinance 4-11-4 and as listed on an addendum to the Conditional Use application.
 - (d) For a Childcare/daycare/group home Conditional Use additional information is required on an addendum to the Conditional Use application.
 - (e) The Board of Adjustment meets the First Thursday of the month. By ordinance, a legal notice regarding the case must be published in a newspaper of general circulation at least fifteen (15) days prior to the public hearing. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date in order to meet this publication requirement. There will be no exceptions from the twenty-one (21) day filing deadline date.
 - (f) The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request.
 - (g) All public hearings are held in the City Council Chambers, 240 Lincoln Street, Lander, Wyoming 82520 starting at 6:00 p.m. unless otherwise posted.
3. Within 30 days of the public hearing and vote of the Board of Adjustments you will receive a letter of determination signed by the City Attorney. If granted, you will have to abide by any and all conditions set forth in the conditional use permit. The permit will be in effect as long as you own the property and CANNOT be transferred to future property owners.

Conditional Use Case number: _____
Your meeting will be held: _____
Return forms by: _____



CITY OF LANDER
CONDITIONAL USE APPLICATION - TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

For Office use only: Case #
Date Received Date Fee Paid BOA Hearing Date
Existing zone designation Applicable Section of zoning code

Name of Applicant Karen Williamson Email KWilliamson1932@yahoo.com
Address Phone 307-240-1194

Do you own this property Yes No X

If no, Name of Owner Trey Warren Email Landerhouses@gmail.com
Address 411 Lincoln St. Lander Phone 307-349-2023

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
411 Lincoln St. Lander WY. 82520

Present Zoning District of Property C Current zoning use of the property C
Proposed Zoning District N/A Proposed zoning use of property C

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
411 Lincoln St. Lander WY. 82520

- Check Conditional Use Type below
X Child Care/preschool
Home Business
Bed/Breakfast
Short term Rental
Group/foster home
RV campground
Clinic/nursing home
Professional office
Mortuary/crematory
Motel
Restaurant
Gaming
Communication tower
Junkyard
Other, Explain

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)
Open 7:30 am - 5:30 pm. Drop off in front of 411 Lincoln on North Side - 3 off street parking spaces.

Explain why your conditional use will not adversely affect your neighborhood
Commercial zone meant for business.



**CITY OF LANDER
 CONDITIONAL USE APPLICATION – TITLE 4-6-1
 NON-REFUNDABLE FEE \$500.00**

Section 3, Item A.

Attached is a plot plan or drawing of all buildings and outside areas used for the conditional use.

Attached is additional information for Child Care, Group Home, or Home Business, as required

Signature of applicant [Signature] Date 5/21/24

Signature of owner [Signature] Lander Work LLC Date 5/8/24
Member

Layers Info

Koda Kids Daycare



CITY OF LANDER
240 LINCOLN STREET
LANDER WY 82520

307-332-2870

Receipt No: 1.386350

May 16, 2024

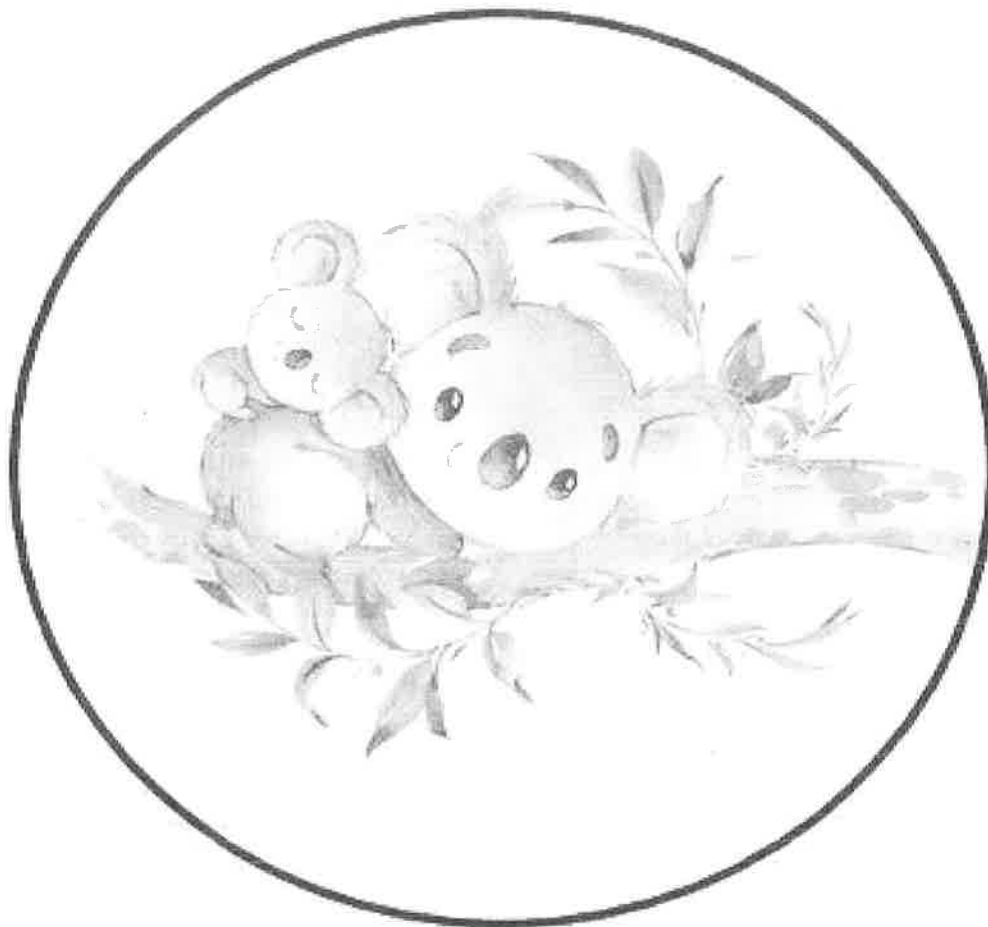
KAREN WILLIAMSON

Previous Balance:	.00
LICENSES & PERMITS - CONDITIONAL USE	500.00
10-320-2100 BUILDING PERMITS	
<hr/>	
Total:	500.00
<hr/>	
CHECK	500.00
Check No: 506	
Payor: KAREN WILLIAMSON	
Total Applied:	500.00
<hr/>	
Change Tendered:	.00
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Duplicate Copy

05/16/2024 3:56 PM

Koala Kid's and Babies Childcare and Preschool



411 Lincoln St
Lander WY 82520
307-240-1194

Welcome!

Dear Families,

Welcome to Koala Kids and Babies Child Care and Preschool! We look forward to working with you, your family, and your child. Your child will learn social skills, pre-k developmentally appropriate academic skills, be engaged in music, art, health and nutrition and physical activities.

- We believe in praising children for their efforts.
- We will provide a safe and nurturing environment.
- We do not discriminate against children of any race, religion and or background.
- We encourage children to be their unique self while guiding them in their physical, emotional and academic growth.

We are committed to providing a family friendly environment. You are invited to visit the center at any time and see how your child participates in the program. We look forward to helping your child grow to their fullest potential and we want to build lasting relationships with your children, your family and the community at large.

Our Mission

Koala Kids and Babies childcare and Preschool is dedicated to improving the quality of a child's life and helping all people realize their full potential. We strive to provide a safe, nurturing environment that allows the children to explore the world in which they live. We want to provide a foundation that allows the children to have a lifetime of learning.

Our Goals

- To provide a safe and healthy environment for the children.
- To provide and encourage the development of a positive self-image and foster independence in each child. We want to encourage respect of self as well as for others.
- To provide opportunities to develop positive relationships with adults.
- To help the children develop good health habits.
- To develop and promote healthy developmentally appropriate growth in areas of social, emotional, cognitive skills, and physical.

Our Philosophy

Koala Kids and Babies Childcare and Preschool is designed to meet the developmental needs of young children, ages 0-5. We provide a variety of hands-on experiences through creative art, science discoveries, motor development, sensory activities and dramatic play. We want to expose the children to many different experiences that are positive and developmentally appropriate. We will introduce activities that include materials that will help the children's natural curiosity and growth.

Holiday's

We will be closed for the following holiday's, but not limited to...

1. Thanksgiving day and the day after
2. Christmas Eve, Christmas, and the day after
3. New Year's Eve, New Year's day, and the day after

You will not be charge for days that the center is closed and your bill will be adjusted accordingly.

Vacation Time

As a family you are allowed two weeks' vacation that you are not charged for. You may use that all at once, or separate it out. You will not be reimbursed for time not used. You may use this for vacation or times that your child may be ill.

Late Pick Up

In the event a parent should pick up a child late the parent agrees to notify Koala's Kids and Babies Childcare and Preschool in advance if the children will not be picked up on time. Parents who have not notified the child care site that they will be late can expect the following to occur.

1. Our first attempt will be to contact all authorized guardians and pick-up persons on the child medical release.
2. In the event that no authorized guardians or pick up persons can be reached within 30 minutes the local police and or Child Protective Services will be notified. Your child will be taken into their custody.
3. If a child is continually picked up late from the program actions for dismissal from the program may be necessary. Parents that pick up their child late on-going will receive a "Notice of Late Pick Up," **if you receive three late notices you will be dropped from the enrollment.**

Our staff have family's and sports to get to just like all parents do, please be respectful of our family time.

Dress Code

Children's attire should be appropriate for a child's environment and wear clothes that allow them to participate in a wide range of activities. In the winter when the weather turns colder the child should be dressed in warmer clothes. A coat, hat and socks will help the child stay warm. We will be going outside on cold days. Child's play is messy work; your child will be painting, playing on the grass, in the sandbox, playing with chalk and other various activities. We will do our best to keep them clean, but remember they are learning children. Please be sure that all personal items are labeled with the child's name as sometimes things can be put into the wrong cubby. Parents are responsible for keeping a change of clothes available for each child and for taking any soiled clothing home when necessary. Please check your child's cubby daily and make sure your child has a change of clothes at the center at all times. Please help keep your child's cubby clear of clutter by taking home projects daily.

Personal Items

Toys and games are provided by Koala Kid's and Babies Childcare and Preschool. Toys brought from home often cause problems and or get broken or lost. We ask that children leave these personal items at home **unless it is show and tell at school**. The teacher will send a note home requesting an item be brought to school if there is a special day.

Bathroom Policy

Staff will escort two or more children to the bathroom and position themselves to visually observe the child enter and exit the restroom. Staff must be able to hear the children. Staff are not alone with the children in the bathroom. If a child has an accident and needs to be changed, we have a changing table. Children will need to have a change of clothes at the center at all times.

Philosophy of Families

At Koala Kid's and Babies Childcare and Preschool, we strive to create an atmosphere of family through which all differences are not only appreciated, but are celebrated. Families are an integral component of our life at the Center and the work we do with the children. The children's childhood experience is greatly enhanced when staff and families work together.

Termination of Agreement

Notice Either party may terminate this agreement for any reason provided the terminating party provides a minimum of two-week prior written notice to other party. Parent (s) may remit two weeks' child care fees in lieu of providing the two weeks' notice. Any modifications can occur in the contract with a 30-day notice from the center Director. All policies will remain in effect as stated herein unless the provider gives notice of any said policy in writing.

Childcare Assistance

We will gladly accept state or tribal assistance. If you need the information for subsidy programs. Please let Karen know. All inquiries are kept confidential.

Paperwork and Forms

All childcare participants are required to have the following paperwork in their file for licensing purposes.

1. Child care enrollment application
2. Identification and Emergency Information / Parents will notify the center of any changes in address, phone numbers, work, emergency contact persons and authorized pick-up drop off people. It is very important that the contact information is kept up to date.
3. Copy of child’s immunization records (showing child) has received to date immunizations according to the child’s age.
4. Child’s health history report
5. Risk factor T.B. / Parent report
6. Notification of parent’s rights / personal rights
7. Medical treatment form / Consent for emergency medical treatment
8. Transportation form

All forms and documents must be updated yearly with any changes necessary. Any changes to their information including address changes, phone number changes for work, home and emergency contact persons and authorized pick up people need to be given to the center Director. All forms are available for parental inspection upon request.

Childcare Fees:

The Chile Care Center is open Monday – Friday The hours of operation are: 7:30 a.m. – 5:30 p.m. Parents agree to pay the provider on the _____ of each month. This is a guaranteed rate that includes full payment with no credit for days absent as long as an opening (slot) is being held for the child or children. This does not include days that the center is closed. For parents that have recurring non-payment or Non-Sufficient funds (NFS), and or returned payment will be suspended or terminated from the program. Any modifications to the payment schedule will be given in writing with at least 30 days’ advance notice. A payment agreement between provider and parents will be kept on file.

Absences

parents agree to notify the center of any planned absences and or vacation with a two-week advance notice with the dates of the vacation. Any unplanned absences or illness should be reported by 8:00 a.m. the day of the illness or absence and the reason for the absence reported.

Center Closing

If for any reason the child care center is closed, we will notify the parents as soon as possible in case of illness or any emergency. The provider will make every attempt to provide substitute care. The parents should be prepared with their own back-up plan.

Attendance Policies

Sign in and Out Procedures:

- Each person dropping off and or picking up the child will sign the child's name on the attendance roster. The person will also note the time on the sign in and out form and sign their full name. *Failure to do so could result in termination from the Center.
- Please keep current authorized and or unauthorized pick up persons with the center Director and inform the lead teacher of any changes.
- Parents dropping off and or picking up the child will be responsible for escorting the child to and from the Center. **Do not allow your child to walk in by themselves under any circumstance. They must be accompanied by an adult in and out of the center.**

Arriving Late

Parents agree to notify the center before 8:00 a.m. if the child will be arriving later than 30 minutes before scheduled time. This will allow us to include your child in activities.

Authorized Persons for Pick-up

For you and your child's protection, ONLY authorized persons may pick up your child or children. Your authorized pick-up persons are located in your child's file. To add people to your children's sign in or pick up we request the following information: the person's full legal name, phone number and their relationship to the child. All staff are required to ask for photo identification of all persons picking up your child (ren) that they do not recognize. Always be prepared to show your picture identification when picking up your child (ren) from the center. The center will not release any child (ren) to any person who is not on the authorized form. Verbal permission over the phone is not legally sufficient to allow your child to be picked up by someone that is not on the list of pick-up persons.

Unauthorized Persons for Pick-up

Any unauthorized persons must have a restraining order/court order on file at the site. In addition, all child custody papers and visitation schedules must be on file at the Center. Without a court order stating otherwise the center is legally required to allow the child (ren) to go with either parent.

Parent Communication

When signing your child in and out of the center daily; please check the parent's communication board. This information will give you up to date center information, licensing information, daily schedules and or menus for the week. Parents will be informed when pesticides are used in the Center.

Posting of License Koala Kid's and Babies Childcare and Preschool License will be posted on the Parent's Communication board.

Parent Concerns:

Koala Kid's Childcare and Preschool is dedicated to developing and maintaining the highest levels of Early Education care for your children. We want to hear from you if you have any concerns. We welcome your comments, suggestions and questions at all times. We strongly believe that the very best learning environments for children include those which have close ties between the center and the home. Continuity between the teaching staff and parents is imperative.

Curriculum and Activities

We believe that children learn through their experience with the outside world as they play. We want to expose them to a variety of positive, age-developmentally appropriate activities and materials. During play we want to foster their curiosity and growth. We hope to make learning fun and we believe that children learn best when allowed to explore and discover at their own rate of development. All of our classrooms contain the following learning / activity centers.

- Literacy: reading stories, fine motor development, critical thinking and talking
- Math, science and technology: everyday math counting, math vocabulary and numbers, biology and earth science, computers and problem solving skills.
- Art, music, and drama
- Social Development: caring, sharing, honesty, taking turns, respect, responsibility and self-respect.
- Conflict resolution: strategies to deal with conflict, positive interactions and socialization.
- Health, wellness and fitness: active games, developmentally appropriate sport games, and nutrition.
- Block building

- Housekeeping: dramatic Play
- Manipulative Areas with activities involving sand and water play, along with making snacks are also on our schedule.

Large Group

Activities are designed to be interesting and developmentally appropriate for the children, such as Pre-school learning, reading, puppets, music, instruction and reminders about the schedule and or rules and guidelines in the classroom.

Free Choice Play

Children will have options from several activities in the classroom to choose from. This time is focused on learning through play.

Small Group and Individual Activities

Small group activities can be initiated by the teacher and or initiated by the children themselves. This is our classroom learning time.

Discipline Policy

At Koala Kids and Babies Childcare and Preschool; discipline provides an opportunity for growth and learning. We use a variety of techniques to help the children resolve conflicts. These methods vary depending on the age of the child and the situation. All of the teachers will stress problem solving skills and instill an intrinsically motivated sense of right and wrong. Teachers use the following techniques when dealing with conflict situations. The parents, teacher and center Director all agree that they will communicate and try and resolve any problems and or concerns that may arise. All parties will keep in mind that the best interest of the child will be the most important factor when making decisions.

We Do

- Praise, reward, and encourage the children.
- Safety first
- Reason with and set limits for the children, the children are given basic clear and concise limits to guide their behavior. Boundaries and expectations expand with the children as they develop in their emotional maturity.
- Consistency / setting limits and expectations that are consistent across all classes and all adults respond in a similar way to conflict situations.

- Tone / firm yet kind to be delivered by intervening adults reinforcing the child's sense of security letting the children know that the situation is under control.
- Model appropriate behavior for the children. Teachers and Staff clearly demonstrate compassionate, caring behaviors that set an example for the children to follow.
- Redirection, a request to stop negative behavior is accompanied by a suggestion for an appropriate behavior to replace it. We show the children that we can accept, control and express feelings in a direct and non-aggressive way. We help the children deal with their intense emotions; we will not punish, threaten or withdraw from them.
- Modify the classroom environment in an attempt to prevent problems before they occur.
- Listen to the children.
- Provide the children with natural and logical consequences of their behaviors
- Treat the children as the unique individuals with respect for their needs, desires and feelings.
- Explaining and teaching in a conversation with the children on their developmental age appropriate level.

Teachers will design the physical environment to minimize conflict with the children. There will be a variety of toys and materials for groups of children. We will define classroom and outdoor areas clearly so that the children can be involved in active and quiet play. We will strive to maintain an appropriately calm level of stimulation. Teachers will maintain developmental age-appropriate expectations for the children's behavior. The teachers will attempt to minimize unreasonable waiting and transition times. We will strive to limit the length of large group and teacher-directed activity times according to children's developmental levels. We will give the children blocks of uninterrupted time during the day in which they can make their own activity choices. Teachers will closely monitor and observe the children, supervising the children's activities. The teachers will often intervene and guide children before situations escalate. Teachers will help the children verbalize their feelings, frustrations and concerns. The teachers will help the child describe problems, generate possible solutions, and think through logical consequences of their actions. The teacher is to be a helper in positive problem solving. We want to teach the children to value cooperation and teamwork. We want to help the children learn peaceful approaches to interactions with each other. Children whose behavior endangers others will be supervised away from the other children. A teacher will help the child move away from the group and then help the child process the problem verbally. A teacher will stay close to the child that is emotionally out of control and needs private time to regain composure. Discipline, guidance, will always be positive, productive and immediate when the child's behavior is inappropriate. No child will be humiliated, shamed, frightened, or subjected to physical punishment or physical or verbal abuse by any staff member. When a pattern of behavior persists that endangers self, others, or property, or significantly disrupts the program, we will work with a child's family to find solutions. This could possibly include referral for outside services or being dismissed from the program.

Biting Policy

We realize that biting can be a big concern, and we strive to minimize the biting behavior at all times. Teachers and staff are trained to recognize triggers and how to prevent and decrease incidents. Biting is common among young children, during early childhood. While we feel that biting is never the right thing for toddlers to do, we know that they bite for a variety of reasons. Children are sensory learners and often explore orally. Children at a young age often become frustrated because of not being able to communicate. Impulse control can also lead children to bite as a way of making their needs known. If your child is bitten or bites; you and the parents of the other child will receive a report of the incident. Office staff will discuss the incident report with you while keeping information confidential. No matter what the cause, biting in a group situation causes strong feelings with all involved. It does help, however, to be aware of the potential problem before it happens, and to form a plan of action if it does occur.

Health Information

All children in childcare must have age appropriate immunizations and we must have records of those on file.

Bathroom, hand washing sink and water are available to the children at any time.

Daily Health Check A daily health inspection of each child is made by the child's teacher. The teacher will check for any observable signs of illness. We do not accept children that are ill. When a child has been ill, he should not return to the Center until he/she has been without symptoms for at least 24 hours. If a child has a communicable disease (i.e., chicken pox, impetigo, strep throat, head lice, measles, etc.) a doctor's permission will be required before readmission to the center. Please notify the center should your child become sick with a contagious illness so that the other parents can be notified. The center will, in turn, notify parents of other children enrolled in the center that have been exposed to the communicable disease.

If the child becomes sick during the day, the parent and or authorized person will be contacted by phone that the child is sick and needs to be picked up from the Center within (1) one hour.

Emergency Care

Teachers are taught emergency procedures by the American Red Cross. The teachers will be provided with booboo first aid kits. For simple injuries not requiring medical attention, a supervising teacher or the Director will administer simple first aid and an incident / injury report will be completed and filed in the child's folder. The parent will receive a copy of this incident report. All regular staff members are trained in Basic First Aid and CPR.

- Center Staff shall immediately notify the child's parent / guardian if the child becomes ill, or sustains an injury more serious than a minor cut or scratch.
- The parent will receive a written report of the illness and or injury, and the report will include a report of the care that was given.

- Center Staff will obtain specific instructions from the parent or guardian on the phone regarding the action that needs to be taken when the parent is contacted.
- If the parent or guardian is unavailable at the time of the emergency and the illness or injury should warrant immediate medical attention, the medical professional and or hospital in closest proximity to the school will be used.
- Staff will consider preferences in the child's folder as to medical attention as well as the extent of the illness / injury and distance involved.
- If the child is ill and requires isolation the child will be isolated until the parent or authorized person removes the child from the center.
- In case of a life threatening emergency the Emergency Medical System (911) will be used. Medications

Medications

Any medications which need to be administered during program hours must:

- Come in the original bottle with a clear label and the dosage information. This bottle must have the child's name, physician's name, drug and dosage clearly labeled on the container.
- Must have specific age appropriate dosage amounts and times.
- Medication bottle must come with the signed medication authorization form provided by the parent.
- Medications should be picked up and taken home daily and then returned to the center.
- We are not allowed to administer over the counter medication such as aspirin and cough medication without written instructions and dosage provided by the child's physician. No medication is to be left in the child's cubby.

Meals

Parents are responsible for bring their child's lunch each day. We have a refrigerator and freezer, along with a microwave to heat up lunches. We will provide breakfast and two snacks daily.

Outings

- If a field trip is scheduled, parents and or guardians will be notified in advance. A permission slip will be available in advance of the field trip for each specific trip informing you of the destination, time and date. We will require a signature for each individual field trip.

Fire Safety

Emergency Procedures for relocating children / Also posted in the child's classroom Fire and Emergency disaster drills are scheduled monthly to ensure the staff and Center participants are prepared in case of an emergency. In the case of an actual emergency parent will be notified of their child's wellbeing as soon as possible. If your child's childcare must evacuate due to an emergency, they will go to the site listed on the "Emergency Care and Disaster Plan" located on the Parent Board and in the child's classroom. In case of a fire drill or practice, the children will meet at the designated location. Attendance will be taken and the amount of time taken to evacuate will be noted and recorded before the children are guided back into the building.

Rest Period

We will provide the children with the opportunity for rest and quiet time daily. Each child will have their own nap pad, blankets, and pillows that they will never share with another child. These items will all be stored separately. Babies will have their own pack n play's and bedding that they will not share.

Identification

A picture of your child will be taken and kept in their file for identification.

I (we) are signing to witness that we have read the information in the Parent Handbook and understand the policies and procedures. I have met with the Center Director and discussed any questions or concerns.

Parents Printed name _____

Parent Handbook / Information of Policies and Procedures Signature

Date ____/____/20____

Parent Handbook / Information of Policies and Procedures at Koala Kids and Babies Childcare and Preschool.

Parent Handbook Receipt Child's Name: _____

1. I have received a copy of the Parent Handbook and agree to abide by the rules, regulations, and requirements of Koala Kid's and Babies Childcare and Preschool
2. . 2. I have read all the forms and information, including Admissions Policies and/or Enrollment Agreements and all subsequent forms that are a part of the enrollment application packet.

Parents Print name _____

Signature _____

Date ____/____/20____

Transportation to and from the Center

Parent and or guardian are responsible for transporting your child / children to and from the Child Care. We do not transport.

Field Trips

Occasionally we will take your children on a field trip. When doing so we will walk to the location together as a class. We carry a notebook with a duplicate copy of emergency information when we are away from the Center. If there is an emergency you will be notified, your child will be cared for and we will take the steps needed to care for the child / children.

I the Parent and or Guardian give my permission for routine field trips with my child.

Parent's Printed Name _____

Parent Signature _____

Date _____/_____/20_____

I give/do not give my permission to Koala Kid's and Babies Childcare and Preschool to video tape and or photograph my child while attending. Dina's Child Care. Dian's Child Care and Preschool

Parent Printed Name _____

Parent Signature _____

Date _____/_____/20_____



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

May 31, 2024

City Staff Comments on S 24.03, E Amoretti Addition, 565-575 N 4th, McDonald

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. Sidewalks on North 4th and Wood must be installed to the current version of the City Specifications with a handicap ramp on the corner of Wood and N 4th.
2. A nonconforming setback permit must be filed on Lot 2A to register the steps at the main entrance to the existing structure.
3. For each lot that has a storage shed less than the required setbacks for an R-3 district, the shed must be moved to meet the setback requirement, or a nonconforming setback permit must be filed.
4. The plat drawing must have a notary certificate for the owner and all plat boundaries must be labeled on the lines in addition to the legal description.

City Staff recommends approval of S 24.03 if all the conditions set forth above are met.

Rajean Strube Fossen

Hunter Roseberry



CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees

For Office use only: Case # S24.03 Public hearing date June 6
Date Received 4/26/24 Date Fee Paid 4/25/24
Date of public notice _____ Commission Decision _____

Name of Applicant: Christopher McDonald

Email: chrismcdonald2009@gmail.com

Address: 575 North 4th Street, Lander Wyoming, 82520

Phone: 307-349-9894

Do you own this property Yes X

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)

Lots 1 and 2, Block 56, Amoretti's Addition to the City of Lander, Fremont County, Wyoming.

Name of Subdivision: Replat of the Amoretti's Addition to the City of Lander

Total area of this subdivision: 0.344 acres.

If part of a proposed larger development, total adjacent area contemplated for future subdivision
N/A _____ acres.

Number of Proposed Lots: 2

Typical Lot Size 100' X 100.5 and 100' x 49.5'

Existing Zoning: R3

Proposed Zoning: R3



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Table with 2 columns: Type of Development Proposed and Acres. Rows include Residential (single-family), Residential (multi-family), Commercial, Industrial, Open Space (Title 4-9-8), Street Rights-of-Way, and Other. Handwritten '2-3.344' is present in the Residential (single-family) row.

Name of Surveyor:

David Spurlock, Spurlock Land Surveying

Email: spurlock.surveys@gmail.com
Address: 312 South Third, Lander, Wyoming 82520
Phone: 307-330-7777

PRELIMINARY PLAT CHECKLIST -

- (1) Preliminary Plats shall be submitted in two (2) hard copies, and one (1) PDF, to the Department of Planning.
(2) The Preliminary Plat drawing shall be prepared at a scale of 1" = 100' or larger for subdivisions where the majority of lots are less than five (5) acres in size.
(a) The name of the subdivision.
(b) Date of preparation, scale and north arrow.
(c) A vicinity map drawn at a scale of 1" = 1,000' or 1" = 2,000' showing the location of the proposed subdivision in the City and its relationship to surrounding development.
(d) The names, addresses and phone numbers of the developer or subdivider, and the individual or firm responsible for the preparation of the Preliminary Plat.
(e) A legal description of the subdivision boundary.



CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
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- (f) ✓ The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
 - (g) ✓ A description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.
 - (h) ✓ Existing contours at an interval of two (2) feet unless portions of the proposed subdivision has such severe slopes that, as determined by the City Engineer, intervals greater than two (2) feet would be more suitable.
 - (i) ✓ General location and extent of any significant natural features such as wooded areas, streams, drainage ways, or lakes.
 - (j) ~~NA~~ ✓ Floodplains of designated streams as delineated on maps available in the office of the City Engineer.
 - (k) ✓ Location, dimensions, and names of existing roads, streets, alleys, rights-of-ways and structures within and within twenty (20) feet immediately adjacent showing how they relate to the proposed subdivision layout.
 - (l) ✓ Location, size, and grades of existing sewers, water mains, gas lines, pipelines or other underground utilities or installations within the proposed subdivision or immediately adjacent thereto.
 - (m) ✓ Location and dimensions of all easements of record.
 - (n) ✓ Existing zoning and land use of proposed subdivision and immediately adjacent areas.
 - (o) ✓ Location and width of proposed streets, alleys, pedestrian ways and easements.
 - (p) ✓ Layout, numbers and approximate dimensions of proposed lots and blocks.
 - (q) ✓ Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted.
 - (r) ✓ A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way and other descriptive material useful in reviewing the proposed subdivision.
- (3) The following information and material shall accompany the Preliminary Plat drawing:
- _____ (a) Payment of the total amount of the Preliminary Plat fee.



**CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees**

- _____ (b) A statement explaining how and when the subdivider proposes to install water, sewer, paving, sidewalks, drainage ways, and other required improvements.
- _____ (c) A statement describing the development and maintenance responsibility for any private streets, ways or open spaces.
- _____ (d) A soils report, or the recommendation of a qualified professional engineer, or a letter from the affected Soil Conservation District) regarding soil suitability, including corrosion hazard, erosion control, sedimentation and flooding problems.
- _____ (e) A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.
- _____ (f) A petition for annexation to the City of Lander if the land to be subdivided is contiguous to and, either by itself or as part of a larger tract, is completely surrounded by the boundaries or the city.
- _____ (g) An application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed.
- _____ (h) A subdivision application on the standard forms provided.
- _____ (i) A completed Preliminary Plat check list on the standard forms provided.
- _____ (j) Information as to appurtenant water rights, including but not limited to quantity, source and applicable documents.
- _____ (k) A copy of the warranty or proof of clear title to the lands within the legal description.

(4) After receipt of the Preliminary Plat and all required supporting material, the Department of Planning shall schedule the Plat for consideration at the next regular meeting of the Planning Commission which occurs after twenty-one (21) days from the date on which the Plat was submitted.



CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees

FINAL PLAT CHECKLIST -

For Office use only: Case # _____ Public hearing date _____
Date Received _____ Date Fee Paid _____
Date of public notice _____ Commission Decision _____
Date of Preliminary Plat Approval _____
_____ Check here if a minor plat (5 lots or less and no new streets)

This checklist is to be used as a guide for developers to ensure that the form of final plats are correct and complete and that all required supporting materials have been included in the plat submittal. ALL FINAL PLAT SUBMITTALS MUST BE ACCOMPANIED BY THE COMPLETED CHECKLIST.

Fill in the blanks and check each item as it is completed. Enter "NA" (not applicable) next to any item which does not apply and explain on a separate sheet.

Incomplete or inaccurate submittals will not be accepted. Final plats and the design standards used in their preparation must comply with all of the applicable provisions of the Subdivision and Land Use Regulations of the City of Lander. Questions regarding this checklist should be directed to the Planning Department at 332-2870.

THIS CHECKLIST IS ONLY A GUIDE. CONSULT CITY CODE TITLE 4 FOR A FULL LIST OF REQUIREMENTS.

Please answer all questions. Answers should be clear, readable and contain all the necessary information. Please fill out completely. Use back or attach a separate sheet if additional space is needed.

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)



CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
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Name of Subdivision _____

Total area of this subdivision: _____ acres.

If part of a proposed larger development, total adjacent area contemplated for future subdivision
_____ acres.

Number of Proposed Lots: _____ Typical Lot Size _____

Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning _____ Proposed Zoning _____
(Please fill out a Request for Re-Zoning if appropriate)

Type of Development Proposed:

- Residential (single-family) _____ acres
Residential (multi-family) _____ acres
Commercial _____ acres
Industrial _____ acres
Open Space (Title 4-9-8) _____ acres
Street Rights-of-Way _____ acres
Other _____ acres

Name of Surveyor _____ Email _____
Address _____
Phone _____

Name of Engineering firm _____ Email _____
Address _____ Phone _____

- 1. Final plat sheet size 24" x 36"
2. Plat drawn in black, waterproof India ink on tracing linen, Mylar or similar material
3. Scale of 1"=100' or larger (scales noted on the plat) (1"=200' is allowable if minimum lot size is greater than five (5) acres.)



CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
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- 4. Name of subdivision on the top center of each sheet and sheets numbered.
- 5. General location of the subdivision by section, township, range, county and state.
- 6. North arrow, date, scale, vicinity sketches.
- 7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.
- 8. Legal description within allowable error of closure.
- 9. Location and description of all monuments with survey point of beginning noted on the map.
- 10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)
- 11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located
- 12. Drainage easements labeled and appropriately dedicated
- 13. Street names according to naming system with no duplication of existing street names
- 14. Lots and blocks properly numbered
- 15. Any **exceptions** to the subdivision noted
- 16. Total acreage of the subdivision and total number of lots noted
- 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- 18. Signed certification by a registered land surveyor
- 19. Certification signatures for approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations
- 20. Certificate for recording by the county Clerk and Records
- 21. Disclosure statement of hazards if required
- 22. Appropriate annexation language if the plat is also an annexation plat

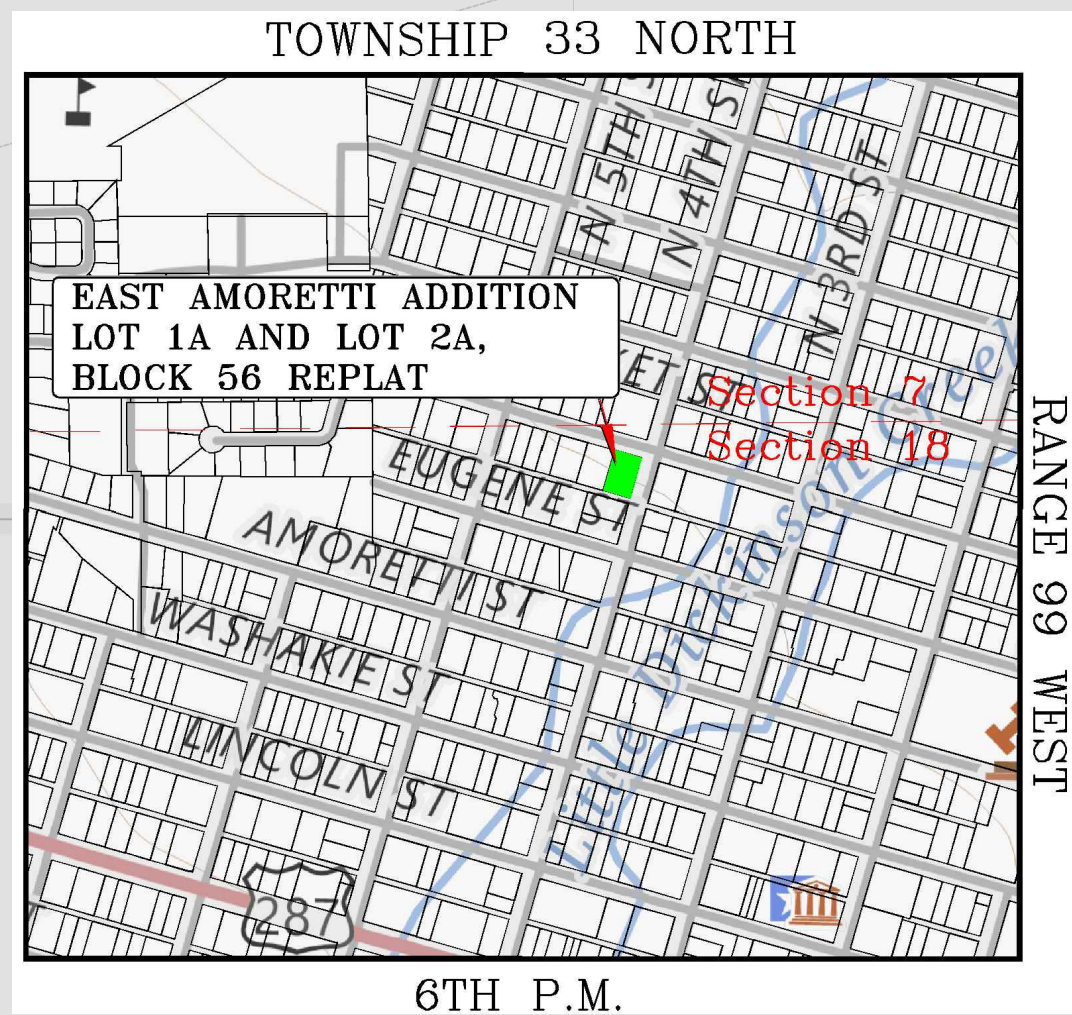


**CITY OF LANDER
SUBDIVISION CHECKLIST-TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees**

FINAL PLAT REQUIRED SUPPORTING MATERIAL

- _____ 1. Total amount of final plat fee \$ _____
- _____ 2. Two (2) hard copies and one PDF of the Plat.
- _____ 3. A completed final plat checklist.
- _____ 4. Supporting material on the final plat checklist, such as street plans and profiles, Final Water and Sewer designs, which may, if revised, create the need to adjust the plat configuration.
- _____ 5. A variance request if applicable in accordance with City Codes 4-6-1 if required.
- _____ 6. Plans for elimination or ameliorating any natural hazards.
- _____ 7. A subdivision application form (minor plat only)
- _____ 8. Warranty deed and title insurance for public lands other than streets, alleys and easements.
- _____ 9. Payment of fees in lieu of public land dedication, if required.
- _____ 10. Copies of recorded off site utility easement(s) when necessary.
- _____ 11. Disclosure statement regarding ameliorating any hazardous conditions or materials in a form to be recorded if required.
- _____ 12. Appropriate commitment guaranteeing the timely completion of required improvements. Attach a bond or Irrevocable Letter of Credit in accordance with City Code title 4-9-7-10(i).

Subdividers are requested to submit a cover letter and all supporting documentation and narratives with all final plat submittals.



EAST AMORETTI ADDITION BLOCK 56, LOTS 1 & 2 REPLAT

located in the:
NW1/4NE1/4, Sec. 18, T33N, R99W. 6th P.M.
CITY OF LANDER, WY

WOOD STREET



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:
Christopher McDonald, owner of Lots 1 and 2, Block 56, East Amoretti Addition to the City of Lander as recorded in Document QCD 2023-1452446 on November 29, 2023, as it appears on this plat is with free consent and in accordance with his desires have caused this property to be replatted into lots as shown and designated the same to be henceforth known as East Amoretti Addition, Block 56, Lots 1 and 2 Replat to the City of Lander, 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 described below as follows:

Beginning at point No. 1 (Northing 852159.00' Easting 1973403.21'), which point is also the Northeast Corner of Lot 3, Block 56 of the above said East Amoretti Subdivision, and bears South 84° 20' 39" East, a distance of 865.72 feet from the North 1/4 Corner of above said Section 18;
Thence North 73° 57' 48" East a distance of 100.0 feet to point No. 2. (Northing 852131.37' Easting 1973499.31');
Thence South 16° 02' 12" West a distance of 150.0 feet to point No. 3 (Northing 851987.21' Easting 1973457.88');
Thence North 73° 57' 48" West a distance of 100.0 feet to point No. 4 (Northing 852014.83' Easting 1973361.77')
Thence along the easterly line of said Lot 3 Block 56, North 16° 02' 12" East a distance of 150.0 feet to point No. 1, the POINT OF BEGINNING of this description.
Said Area Contains 15000 Square Feet, or 0.344 Acres, more or less.
The Basis of Bearings of South 89° 27' 49" West was derived using NAD83 2011 Wyoming West-Central Coordinates of North 852269.26, East 1975203.12 for the Northeast corner of Section 18, and North 852244.34, 1972541.78 East, for the North 1/4 Corner of Section 18, Township 33 North, Range 99 West, 6th P.M.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use to install, repair, re-install, replace, and maintain 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 State of Wyoming's homestead exception laws are hereby waived and released.

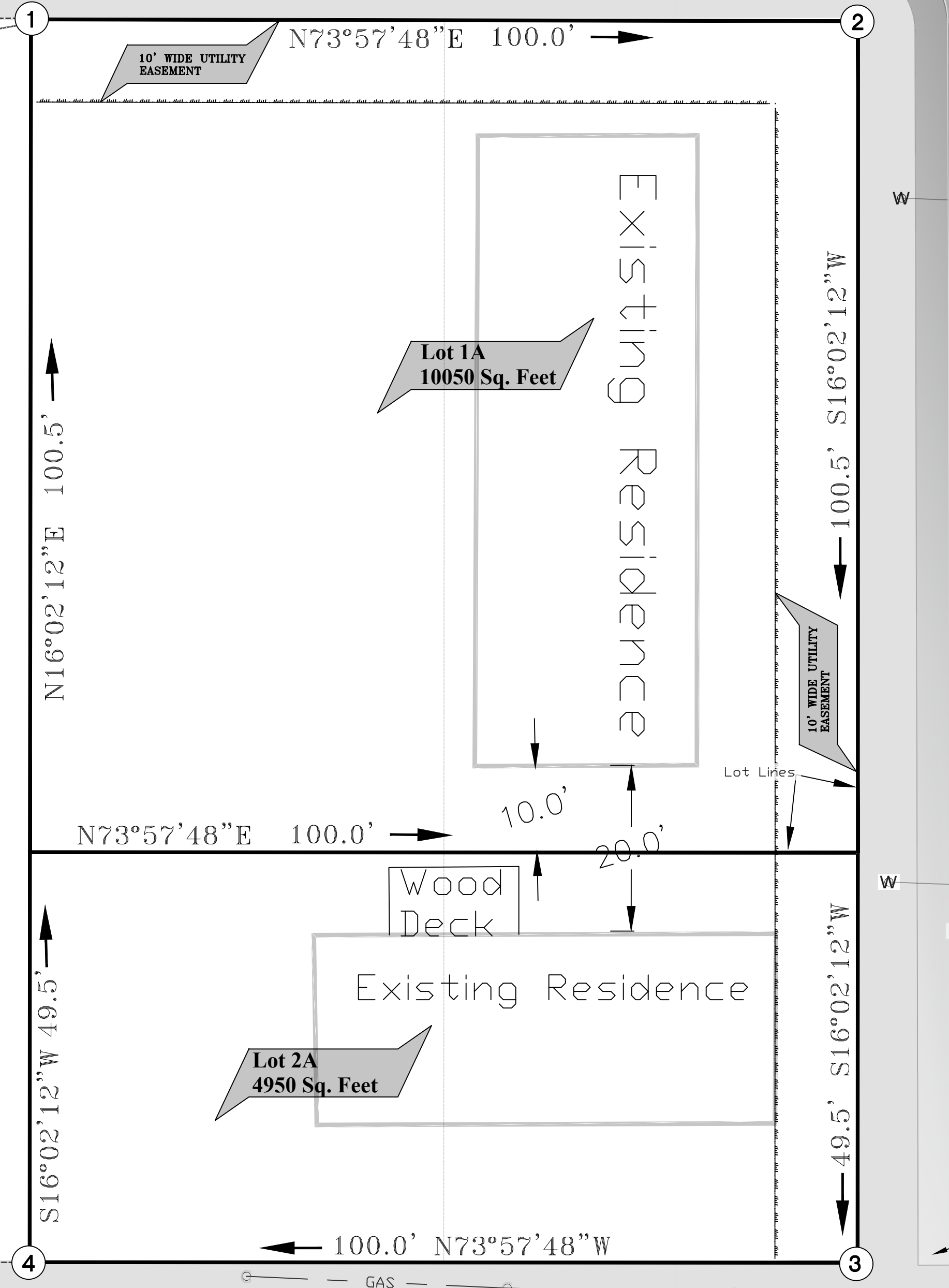
Executed this _____ day of _____, 2024

Christopher McDonald, Owner
STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me this _____ day of _____, 2024, by Christopher McDonald, Owner of Block 56, Lot 1 and Lot 2, Amoretti East Addition, Lander, WY.

Witness my hand and official seal:

Mu commission expires _____
Notary Public



SUBDIVIDER INFORMATION

Christopher McDonald, 575 North 4th Street, Lander, WY 82520 described as: (Lots 1 and 2, Block 56, East Amoretti Addition to the City of Lander, Fremont County, Wyoming), per record in Document QCD 2023-1452446.

PLAT NOTES

- 1.) This plat restructures Lots 1 and 2 of Block 56, Amoretti's Addition of the City of Lander, by changing the current lots from a division line running north-south to an east-west line.
- 2.) Per zone requirements for Zone R-3. The front setback is 20 feet, the Side setback is 10 feet, the rear setback is 20 feet, and the Corner Lot setback is 23 feet, as shown on this plat.
- 3.) Re-Platted into Two Lots - 15,000 square feet (0.344 Acres)
Zoned: R-3

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on this _____ day of _____, 2024

Chairman _____

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on this _____ day of _____, 2024

City Engineer _____

CITY COUNCIL CERTIFICATE

This plat approved by the City Council of Lander on this _____ day of _____, 2024

Mayor _____

City Clerk _____

CLERK AND RECORDER'S CERTIFICATE

This plat approved of East Amoretti's Addition, Block 56, Lots 1 and 2 Replat, City of Lander, is filed in the office of Clerk and Recorder of Fremont County at _____ o'clock _____ M., on the _____ day of _____, 2024 and is recorded in Plat Cabinet _____, Page _____ Document No. _____

Clerk & Recorder _____

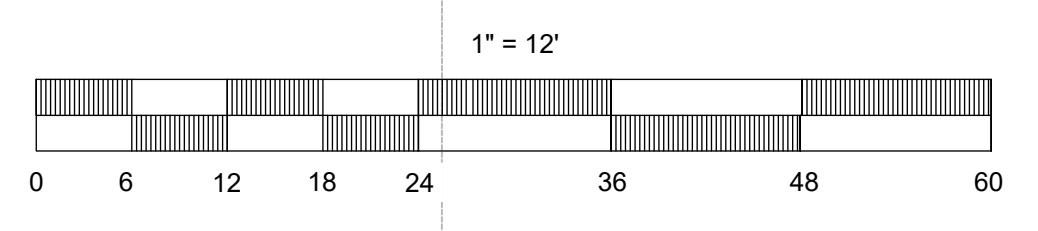
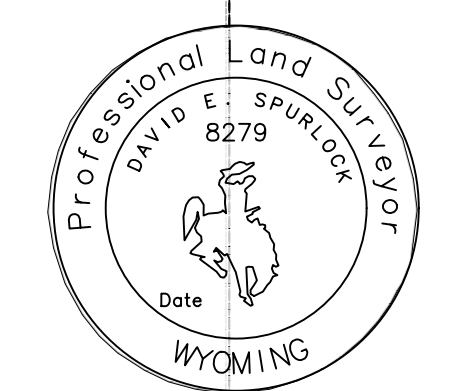
Deputy _____

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

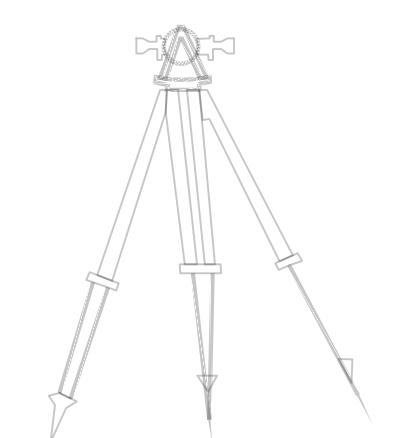
I, David Spurlock, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete replat of Amoretti Subdivision as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements and streets of said subdivision as the same are staked upon the ground in compliance with City of Lander regulations governing the subdivision of land.

In witness, whereof, I have set my hand and seal this _____ day of _____, 2024.



LEGEND

- ⊙ SET 1" ALUMINUM CAP
- ▲ CITY OF LANDER STREET INTERSECTION POINT
- ADJOINING PROPERTY LINE



20' WIDE ALLEY WAY

NORTH 4TH STREET

66' WIDE STREET

66' WIDE STREET

SPURLOCK LAND SURVEYING 307-330-7777

SPURLOCK LAND SURVEYING 307-330-7777