



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, May 01, 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, Dave Fehringer, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaison Missy White, Assistant Public Works Director Hunter Roseberry, Recording Secretary Rajeane 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 March 20, 2025

No quorum on April 17, 2025 therefore no business was conducted

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 25.02 Short term rental, 484 N 4th, Wittek

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. S 25.03 Earl & Farlow Block 103, Lots 18-20 Replat, Alexander

6. PLANNING COMMISSION - OLD BUSINESS

A. Finalize priorities for planning commission 2025 tasks

B. Suggested 2025 Title 4 Changes - Finalize list

C. Short term memo assignment to Chris

7. ADJOURNMENT



BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, March 20, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Kara Colovich, Kristin Yannone, Chris Savan, Rob Newsom, and Joe Henry. Tom Russell was unexcused. City Attorney Adam Phillips, Council Liaison 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. PLANNING COMMISSION MINUTES of March 6, 2025

Kristin Moved to approve the minutes as presented. Seconded by Kara, motion passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. S 25.01, and NCU 25.01 Trosper's addition replat, Kluberton

Joe Kluberton, owner and applicant took the oath. They described that the desire is to split this family property into two lots. Family members currently reside in both houses but future owners may benefit from separate, sellable lots. They are on the schedule for sidewalks this spring.

As shown in the NCU 25.01 application, there is an encroachment into the alley on lot 16A that has existed since 1886 when the structure was built and prior to platting the original town of Lander. The City stated they are willing to grant an encroachment license to the owner that applies to their heirs and assigns for as long as the structure exists or other arrangements are being made.

Zach clarified that this land is not under any liens. The owner notified them that there is a Helioc with no balance that they can terminate.

Chris verified that there are no public utilities under the structure and no litigation pending from other neighbors.

RaJean read the City Staff recommendations to approve this plat contingent on the placement of the sidewalk and the enactment of the encroachment license.

Kristen moved to approve S 25.01 subject to the conditions in the City recommendations. Chris seconded. Motion passed.

Kristen moved to approve NCU 25.01 subject to the terms and conditions from the city. Chris seconded. Motion passed. RaJean gave update of both the process of Council approval and then the decision order from the Attorney to the owner.

B. S 25.02 Original City of Lander replat, 160 N 2nd Elliot

Dave Fehringer, agent for Ms Elliot, took the oath. Chris Savan recused himself as this plat is presented by his employer.

The lot split is desired to complete a contract for sale. It meets the minimum requirement for lot sizes.

Zach clarified ADA sidewalk requirement being partially paid by the City for Lincoln Street. RaJean explained costs split for Lincoln Street construction that is underway but the owner is responsible for all costs on 2nd street..

Kristin asked how the lots will be accessed. Dave stated that the current house has an access from 2nd street. Lot 10A could be accessed from Lincoln or 2nd. RaJean said City Engineer prefers access from Lincoln but Dave said 2nd is safer distance from the intersections.

RaJean read the City recommendation letter that recommends approval on the conditions that the 2nd street sidewalk be upgraded to ADA, there is a 10-foot street side utility easement added on both lots and that Water and Sewer taps be installed on the northerly lot at the time of this summer's Lincoln Street reconstruction.

Kara moved to approve S 25.02 subject to the City conditions and Kristen seconded. Motion passed with Chris abstaining.

Hunter reminded Dave that the owner should get with City as soon as possible to implement Lincoln Street improvements.

C. CU 25.01 251 N 4th Short term rental, Tripp

There was no representative for this application as the parties are out of town without remote computer access and their daughter that lives here in town is unavailable. RaJean was aware of their excused absence and she presented the application from the agenda packet.

RaJean read the City recommendation letter that this permit be approved contingent on the owner showing proof of collection of WY Lodging taxes and agreeing to the annual fire inspection.

Kristen verified that 2 parking spaces is adequate to meet our codes.

Chris asked City staff what level of inspection is performed for a short term rental. Hunter reported that there is an inspection form that covers ingress, egress, electrical panel labels, and fire extinguisher placement. Kristen added that they have discussed proper addressing and posting a list of such inside the house. Chris is wondering about the USE of a commercial turned

residential and need fire suppression systems. This is a building code issue and will be discussed in the future.

Joe verified with Hunter that those fire inspection schedules are kept up to date and on file.

Kristen moved to approve CU 25.01 subject to city conditions. Kara seconded, motion passed. RaJean will contact owner about the decision order.

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Title 4 Planning and Zoning update priorities discussion

Discussions were held on the list of priorities crafted from the lists presented by the commissioners and liaisons at the March 6th meeting. Zach stated that it was time to get priorities well defined for a path forward.

Discussions were held on Short-term rentals being a lower priority as statistically there are less than 1% of the housing stock is affected and legal ramifications may be arduous. The effort may outweigh the benefit and other priorities may be more urgent. Perhaps the commission could simply address the immediate public perception of the issue with a short educational narrative.

Members discussed the benefits of a Housing plan in addition to the housing goals in the 2025 Master plan. The commission could be one vehicle to create a housing plan if directed to do so by Council. Another idea to create a housing plan is a diverse community task force including commission members, local businesses, and community members.

The consensus was to put a high priority on the planning commission to promote Title 4 changes for the statutory compliance items to: align with state statutes, meet FAA requirements, and provide consistency with other City codes including the appellate process.

Updating the Planned Unit Development portion of the codes was another topic that the members thought should be a high priority for this commission to focus on.

7. ADJOURNMENT

Adjournment at 7:40pm



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

Section 3, Item A.

For Office use only: Case # CU 25-02
 Date Received 4/14/25 Date Fee Paid 4/14/25 BOA Hearing Date May 1
 Existing zone designation R-3 Applicable Section of zoning code _____

Name of Applicant Austin Wittek Email austinwittek@yahoo.com

Address 484 N 4th St. Lander, WY 82520 Phone 443-285-1389

Do you own this property Yes X No _____

If no, Name of Owner _____ Email _____

Address _____ Phone _____

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

Lots 9 and 10, Block SB, Amoretti's Addition to the Town of Lander, Fremont County, Wyoming / 484 N 4th Street

Present Zoning District of Property R3 Current zoning use of the property Residential

Proposed Zoning District R3 Proposed zoning use of property Short Term Rental

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

Lots 9 and 10, Block SB, Amoretti's Addition to the Town of Lander, Fremont County, Wyoming / 484 N 4th Street

Check Conditional Use Type below

☐ Child Care/preschool	☐ RV campground	☐ Restaurant
☐ Home Business	☐ Clinic/nursing home	☐ Gaming
☐ Bed/Breakfast	☐ Professional office	☐ Communication tower
☒ Short term Rental	☐ Mortuary/crematory	☐ Junkyard
☐ Group/foster home	☐ Motel	☐ Other, Explain _____

operating as Triple Crown Hostel LLC

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)

Seeking approval to operate a small Hostel providing short-term lodging for travelers. The hostel will be open 24/7, with two off-street parking spaces and ample street parking available on the corner lot. Minimal traffic impact expected, and the property has a fence in yard for privacy and security.

Explain why your conditional use will not adversely affect your neighborhood anticipating up to 18 guests concurrently
I intend to operate this business in a way that seamlessly blends into the neighborhoods quiet residential setting, ensuring that traffic patterns and noise levels stay consistent with the existing environment.

Traffic: Currently there are 2 off street parking spots, however 90% of my guests will not have vehicles considering they will be hiking the cdt/biking across country

Updated July 2021



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

Section 3, Item A.

X 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 4/11/25

Signature of owner *[Signature]* Date 4/11/25





City of Lander Board of Adjustments and Planning Commission

April 25, 2025

City Staff Comments on CU 25.02, Short term rental, 484 N 4th, Wittek

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

The short-term rental application is in order and meets all the requirements for off-street parking. Guests will likely be on a bicycle or transported to the site, and minimal traffic impact is expected. Owner will live on site as a primary residence.

The owner states that they will register with a rental vendor and have a guest contract that will pay the required sales taxes. Owner is aware of the annual fire inspection required to maintain the Conditional Use permit.

City staff recommends approval of permit CU 25.02 conditional on the following.

- owner receiving the required annual inspections.
- owner can show proof of capacity to collect WY lodging tax receipts.

RaJean Strube Fossen



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 # _____ Public hearing date _____
Date Received _____ Date Fee Paid _____
Date of public notice _____ Commission Decision _____

Name of
Applicant Wade T & Roybn E Alexander Email walexander@aei-wyo.com
Address 1290 N 2nd St, Lander, WY 82520 Phone 307-330-8995

Do you own this property Yes X No _____
If no, Name of
Owner _____ Email _____
Address _____ Phone _____

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a
Legal description prepared by a surveyor)
908 LINCOLN ST
EARL & FARLOW ADDN BLK 103 LOTS 18 19 & 20

Name of Subdivision EARL & FARLOW ADDN BLK 103 LOTS 18 19 & 20 REPLAT

Total area of this subdivision: 0.52 acres.

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

Number of Proposed Lots: 5 Typical Lot Size (4500 SF)
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning Commercial Proposed Zoning N/A
(Please fill out a Request for Re-Zoning if appropriate)



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

Section 5, Item A.

Type of Development Proposed:

Residential (single-family)	_____	acres
Residential (multi-family)	_____	acres
Commercial	0.52	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other _____	_____	acres

Name of

Surveyor Dave Fehringer Email dave.f@fremontsurveying.com

Address 155 N 1st St, Suite A, Lander, WY 82520 Phone 307-206-1007

Name of

Engineering firm Fremont Engineering and Surveying Email chat@fremontsurveying.com

Address 155 N 1st St, Suite A, Lander, WY 82520 Phone 307-206-1007

PRELIMINARY PLAT CHECKLIST -

- (1) Preliminary Plats shall be submitted in two (2) hard copies, and one (1) PDF, to the Department of Planning. The Preliminary Plat shall consist of a drawing or drawings and accompanying material and information prescribed as follows:
- (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. The scale may be reduced to 1" = 200' for subdivisions in which the minimum lot size is five (5) acres or more. The face of the drawing shall contain the following information:
 - (a) The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.
 - (b) Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible.
 - (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**

Section 5, Item A.

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

- (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) 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:
- X (a) Payment of the total amount of the Preliminary Plat fee.



**CITY OF LANDER
SUBDIVISION CHECKLIST – TITLE 4-9-4
NON-REFUNDABLE FEES**

Section 5, Item A.

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.
- NA
- _____ (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.
- NA
- _____ (e) A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.
- NA
- _____ (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.
- NA
- _____ (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.
- X
- _____ (h) A subdivision application on the standard forms provided.
- X
- _____ (i) A completed Preliminary Plat check list on the standard forms provided.
- NA
- _____ (j) Information as to appurtenant water rights, including but not limited to quantity, source and applicable documents.
- X
- _____ (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)
908 LINCOLN ST

EARL & FARLOW ADDN BLK 103 LOTS 18 19 & 20



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

Name of Subdivision EARL & FARLOW ADDN BLK 103 LOTS 18 19 & 20 REPLAT

Total area of this subdivision: 0.52 acres.

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

Number of Proposed Lots: 5 Typical Lot Size 4500 sq ft
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning Commercial Proposed Zoning N/A
(Please fill out a Request for Re-Zoning if appropriate)

Type of Development Proposed:

Residential (single-family)	_____	acres
Residential (multi-family)	_____	acres
Commercial	<u>0.52</u>	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other _____	_____	acres

Name of
Surveyor Dave Fehringer, PE, PLS Email dave.f@fremontsurveying.com
Address 155 N 1st St, Suite A, Lander, WY 82520 Phone 307-206-1007

Name of
Engineering firm Fremont Engineering and Surveying Email chat@fremontsurveying.com
Address 155 N 1st St, Suite A, Lander, WY 82520 Phone 307-206-1007

- X 1. Final plat sheet size 24" x 36"
- X 2. Plat drawn in black, waterproof India ink on tracing linen, Mylar or similar material
- X 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**

Section 5, ItemA.

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

X

4. Name of subdivision on the top center of each sheet and sheets numbered.

X

5. General location of the subdivision by section, township, range, county and state.

X

6. North arrow, date, scale, vicinity sketches.

X

7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.

X

8. Legal description within allowable error of closure.

X

9. Location and description of all monuments with survey point of beginning noted on the map.

X

10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)

X

11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located

NA

12. Drainage easements labeled and appropriately dedicated

NA

13. Street names according to naming system with no duplication of existing street names

X

14. Lots and blocks properly numbered

NA

15. Any **exceptions** to the subdivision noted

X

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.

X

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

NA

21. Disclosure statement of hazards if required

NA

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

Section 5, Item A.

FINAL PLAT REQUIRED SUPPORTING MATERIAL

X

1. Total amount of final plat fee \$ 400

X

2. Two (2) hard copies and one PDF of the Plat.

X

3. A completed final plat checklist.

X

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.

NA

5. A variance request if applicable in accordance with City Codes 4-6-1 if required.

NA

6. Plans for elimination or ameliorating any natural hazards.

X

7. A subdivision application form (minor plat only)

X

8. Warranty deed and title insurance for public lands other than streets, alleys and easements.

NA

9. Payment of fees in lieu of public land dedication, if required.

NA

10. Copies of recorded off site utility easement(s) when necessary.

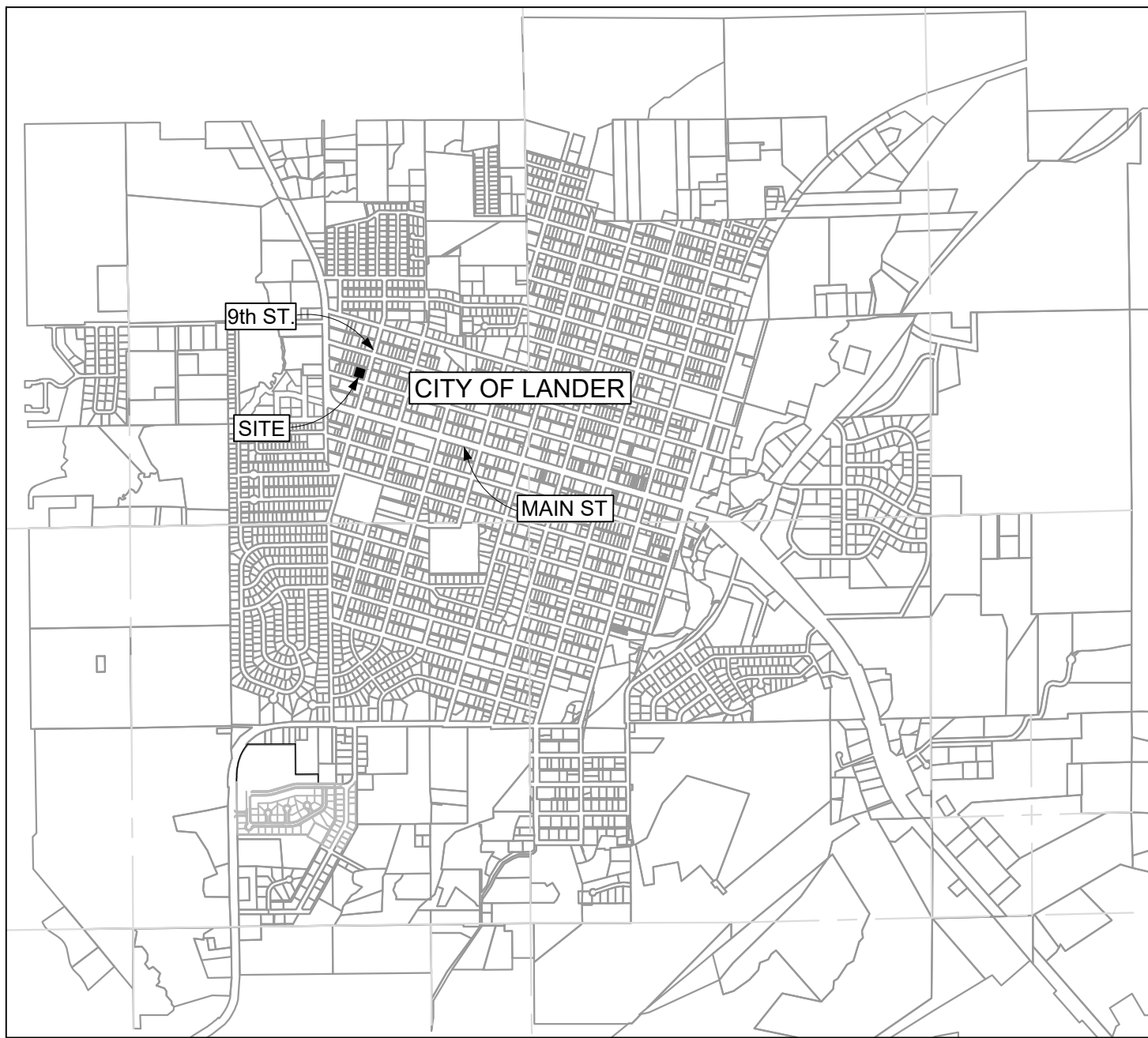
NA

11. Disclosure statement regarding ameliorating any hazardous conditions or materials in a form to be recorded if required.

NA

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.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked	⊙
PELS 10052	
Found existing property corner	⊙
Subdivision Boundary	— — — — —
Interior Lot Lines	— — — — —
Utility Easements (UE)	- - - - -
Concrete walks, driveways, structures	=====
Fence lines	=====
Water lines	— W — W — W — W — W — W —
Sanitary Sewer lines and manhole	— SS — (S) — SS —
Original Plat Lot Lines	— W — W — W —
Proposed Water Line	— W — W — W —
Proposed Water Curb Stop	— SAN — (C) — SAN —
Proposed Sanitary Sewer	— SAN — SAN — SAN —
Proposed Sewer Cleanout	— W — W — W —
Overhead Power & Pole	— W — W — W —
Underground Gasline	— GAS — GAS — GAS —

REPLAT INFORMATION:

5 LOTS - 22,498 SF (0.52 AC.)
ZONE COMMERCIAL

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

CITY ENGINEER CERTIFICATE:

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

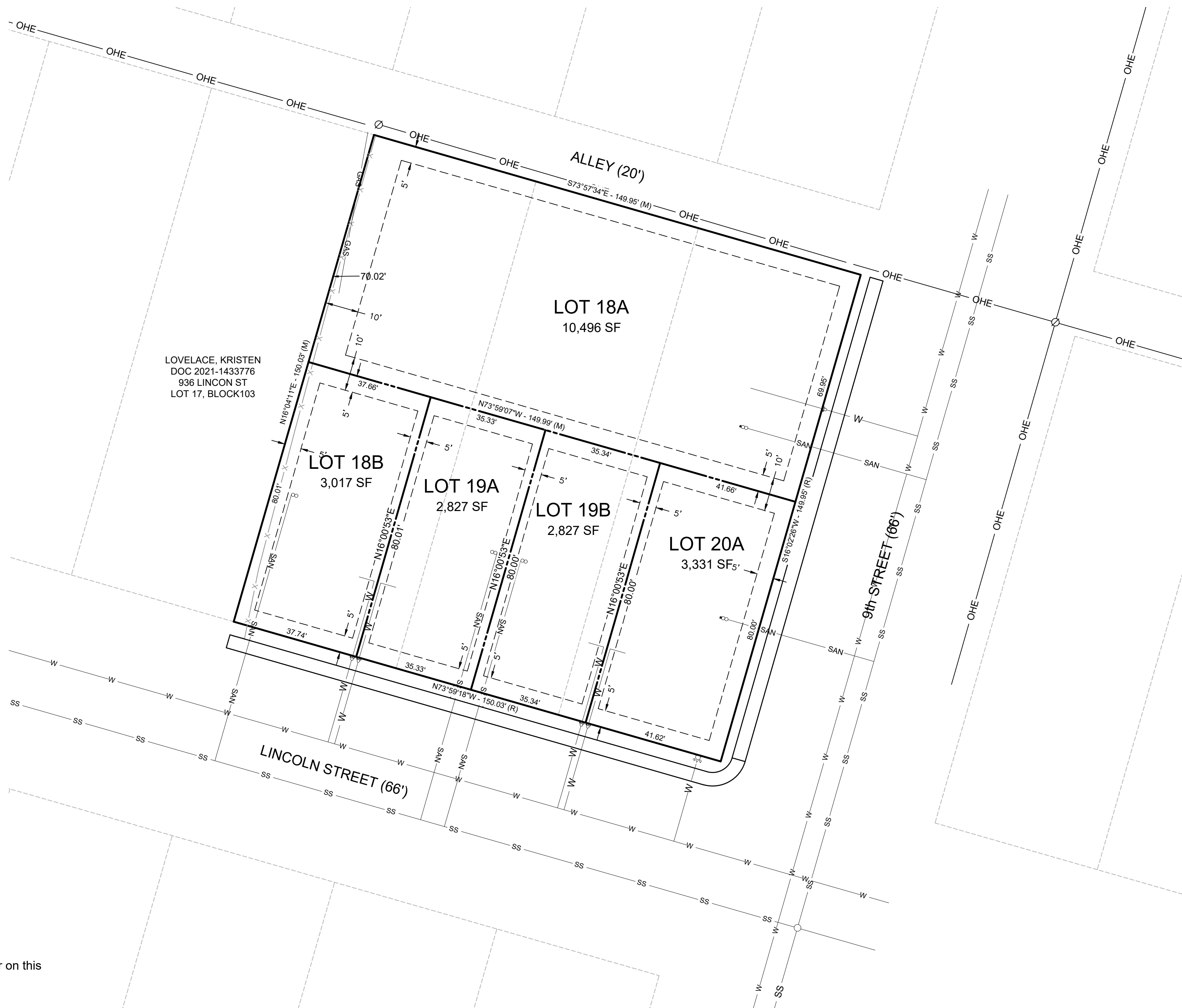
City Engineer

PLANNING COMMISSION CERTIFICATE:

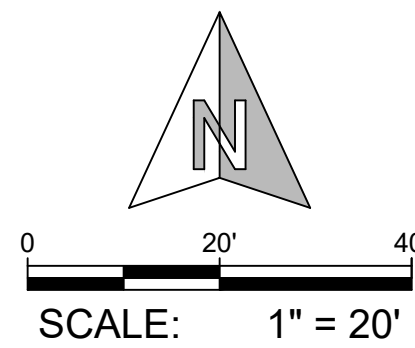
This plat approved by the City Of Lander Planning Commission on this ____ day of ____ 2025.

Chairman

EARL & FARLOW ADDITION
BLOCK 103
LOTS 18, 19, & 20 RE-PLAT
TO THE CITY OF LANDER
SECTION 18, T33N, R99W, 6th PM
FREMONT COUNTY, WY
FOR AGENCY REVIEW

**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.
- All bearings and distances shown on this plat are as measured.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

Know all men by these presents that Wade T. Alexander and Robyn E. Alexander, being the owners of the land shown on this plat, does hereby certify:

That the foregoing plat designated as the Earl and Farlow Addition, Block 103, Lots 18, 19, and 20 Re-plat to the City of Lander, is located in the NW1/4NW1/4 of Section 18, Township 33 North, Range 99 West, 6th, Principal Meridian, Fremont County, Wyoming and is more particularly described as follows:

Beginning at Corner No. 1 which is the said Southeast Corner of Lot 20, Block 103, thence proceed along the south line of said Lots 18, 19, and 20 to the southwest corner of Lot 18, Block 103 S73°59'18"W, a distance of 150.03 feet to Corner No. 2;
Thence N16°04'11"E, a distance of 150.03 feet along the west line of said Lot 18 to the northwest corner of Lot 18 being Corner No. 3;
Thence S73°57'34"E, a distance of 149.95 feet, along the north line of said Lots 18, 19, and 20 to the northeast corner of Lot 20 being Corner No. 4;
Thence S16°02'26"W, a distance of 149.95 feet along the east line of Lot 20 to the Point of Beginning of this description.

Said parcel contains 22,498 square feet or 0.52 acres, more or less.

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners, and proprietors, and that this is a correct plat of the area as it is divided into lots and easements, and

That the undersigned owners of the land shown and described on this plat 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 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

Wade T. Alexander (owner)

Robyn E. Alexander (owner)

STATE OF WYOMING }
COUNTY OF FREMONT } SS.

The foregoing dedication was acknowledged before me, a Notary Public in and for the State of Wyoming, by Wade T. Alexander and Robyn E. Alexander, this ____ day of ____, 2025.

By: _____

Witness my hand and official seal

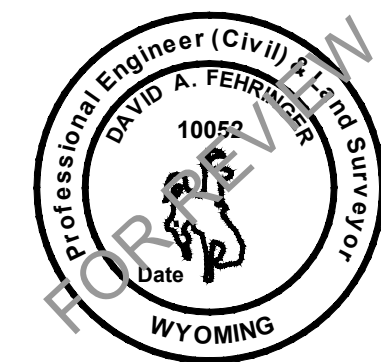
My commission expires _____

EXECUTED this ____ day of ____, 2025

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 EARL & FARLOW ADDITION, BLOCK 103, LOTS 18, 19, & 20 RE-PLAT, SECTION 18, T33N, R99W, 6th PM, TO THE CITY OF LANDER, FREMONT COUNTY, WYOMING; as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Lander regulations governing the subdivision of land.

David A. Fehringer, PELS 10052





City of Lander Board of Adjustments and Planning Commission

April 25, 2025

City Staff Comments on S 25.02, Earl & Farlow Block 103m Lots 18-20 Replat

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. Lincoln Street sidewalks will be installed during the Lincoln Street reconstruction project at no cost to the owner. Sidewalk on N 9th will be the responsibility of the owner. Occupancy permits will not be issued until all sidewalk improvements are completed.
2. A 10-foot utility easement must exist the full length of the property on both Lincoln and N 9th Streets
3. Owner must get with Public works to install service taps on Lots 18B, 19A, 19B and 20A, which must be installed while the Lincoln Street reconstruction is being constructed.

There have been no public comments received as of the date of this letter. City Staff recommends approval of S 25.03 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry

Annex new areas w planned development		address fire sprinklers requirements in new construction	
Annex unincorporated properties surrounded by City		Align housing supply for all citizens	
Address short term rental permits		add placemaking and increase accessibility	
Obtain council direction on attainable housing		Align infrastructure w zoning codes/growth	
address planned unit developments		Align w state statutes and other City Muni code	
address accessory dwelling units		Adopt compliant FAA codes at airport	
creative use of alleys/alley access		address appeals processes w other City Muni codes	
Decrease front setbacks in Residential zoned		Minimum lot size	
increase % of buildable lot		Paved frontage requirements	
remove off-street parking requirement		R-2 dwelling unit maximum	
promote single story cluster housing		Commercial parking requirements	
maintain 10' between structures - 1 hr fire wall construction		Off street parking requirements	
STATUTORY COMPLIANCE - ALIGN W BUILDING CODES	INCREASE BUILDABLE AREA OF LOTS	HOUSING OPPORTUNITY	OTHER
Align infrastructure w zoning codes/growth	Decrease front setbacks in Residential zoned	Annex new areas w planned development	creative use of alleys/alley access
Align w state statutes and other City Muni code	increase % of buildable area on lots	address accessory dwelling units	add placemaking and increase accessibility
Adopt compliant FAA codes for airport	remove off-street parking requirement	Obtain council direction on attainable housing	assess impact vs cost
address appeals processes w other City Muni codes	promote single story cluster housing	address planned unit developments	look to Strong Towns for guidance
Address short term rental permits	Commercial Parking requirements	Minimum lot size	assess general impact with wants/needs
maintain 10' between structures - 1 hr fire wall construction		R-2 dwelling unit maximum	Look to State generated studies for guidance
address fire sprinklers requirements in new construction			Annex unincorporated properties surrounded by City
			Parking/crowded streets and tall buildings seem to be the most undesirable topics
			Paved frontage requirements

Title 4 administrative summary

1. Definitions – refined ROW, Parking, and setback to foundation, and storage structures.
2. 4-4-1 Zoning compliance and NCU permits, consistent with current use?
3. 4-4-3 Appeals of BOA to District Court, Appeals of Planning to Council. No Board of Appeals.
4. 4-5-4 Remove Board of Appeals from Title 4
5. Throughout the code we notify neighbors withing 400' (about one block) but state statute is 150'
6. 4-5-4 6. Should variances be recorded in the courthouse
7. 4-6-1 E Conditional Use permit petition on a form provided by City Admin.
8. 4-9-2-3 Building permits in unfinished subdivisions
9. 4-9-3-A 3 City services outside City Limits. Silent on annexation agreements in Title 4
10. 4-9-3-D 3 partial vacation of plat by other recorded plats
11. 4-9-3 E Lawsuit for City admin acting in title 4 goes to City attorney. Board of Appeals?
12. 4-9-4 1 So we want preapplications required? Right now they are optional. Include minor plats and lot line changes?
13. 4-9-2 remove all details from prelim plat and put that in the application packet
14. 4-9-2 C 4 Geotech required, excepting minor plat, replats?
15. 4-9-4 D Subdivision plats to Wy SEO, water rights requirements
16. 4-9-4 I appeal planning decisions directly to Council
17. 4-9-4-3 remove all detail on final plats and put them in the application packet
18. 4-9-4-3-J check Items for final plat submittal
19. 4-9-4-3-J 9 Add/create a form for mortgage approval.
20. 4-9-4-3 J 10 Do we want to allow subdivision guarantee or bank LOC?
21. 4-9-4-M Building permits before completion
22. 4-9-7 PUD, what the heck??
23. 4-9-7-11 Density bonuses
24. 4-9-7-12 remove development standards? Put them where?
25. 4-10 what are our Public lands and open space pathway dedication goals? Review fee in lieu
26. 4-11 need to research new water right requirements through SEO
27. 4-12 Design and Engineering standards here, other title or create a separate document. There are references to the Subdivision rules and regs but they are obscure and never referenced
28. 4-13 2,3 as-builts, inspection and acceptance requirements
29. 4-16 are NCU planning or BOA. Added H for setbacks and utilities
30. 4-11-3 Temporary Dwellings
31. 4-11-4 Private drives
32. 4-11-5-B Landscape permits added, here or another title section
33. 4-11-6 Setbacks for accessory structures
34. 4-11-6 10 RV as temporary dwelling during construction.
35. 4-11-7 need a better description of this or a drawing. Is this in planning or building purview?
36. 4-11-8 off street parking reduces to 1/dwelling and not listed for commercial
37. 4-11-13 Communication towers need a revision to current Federal regs.
38. 4-12 all districts setback, heights, # dwellings, # structures suggested chages.