



CITY OF LANDER
SPECIAL CITY COUNCIL MEETING

Tuesday, September 23, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/83094575338?pwd=oM1FKvhuvPashHgEAKE4gfAp65gioM.1>

1. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

2. APPROVAL OF AGENDA

3. COMMUNICATION FROM THE FLOOR

Please approach the microphone and state your full name for the record. This meeting and comments are electronically recorded. All comments will be limited to three minutes.

- A. Public Comment

4. MAYOR AND COUNCIL UPDATES

5. STAFF REPORTS

6. NEW BUSINESS (ACTION ITEMS)

- [A.](#) Approval of the Popo Agie River Park Subdivision

7. OLD BUSINESS (ACTION ITEMS)

- [A.](#) Approve third and final reading of Ordinance 2025-09 Rezoning Original Town of Lander, Block 29 Lots 5-10 From R-5 Multi-Family Residential District to C- Commercial District
- [B.](#) Approve third and final reading of Ordinance 2025-10 Rezoning Earl & Farlow Addition, Block 110, Lots 5-6 from R-5 Multi-Family Residential District to C- Commercial District

8. ADJOURNMENT

Upcoming Council Meetings:

Regular Meetings:

6:00 PM Tuesday, October 14, 2025, City Council Chambers

6:00 PM Tuesday, November 11, 2025, City Council Chambers

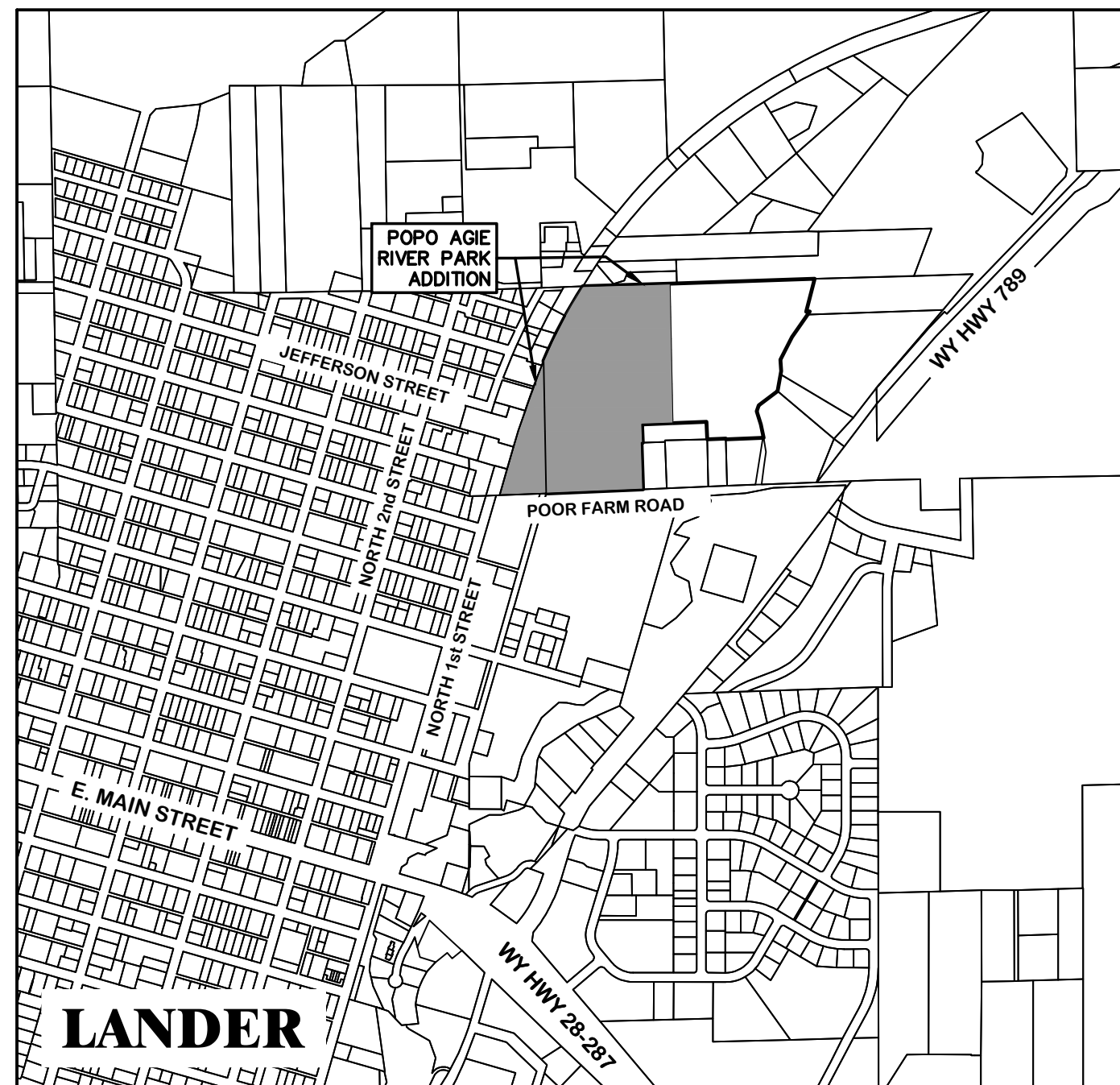
Work Sessions:

6:00 PM Tuesday, October 28, 2025, City Council Chambers

6:00 PM Tuesday, November 25, 2025, City Council Chambers

All meetings are subject to cancellation or change.

POPO AGIE RIVER PARK ADDITION



POPO AGIE RIVER PARK LOCATION MAP
SCALE: 1"=1000'

**CITY OF LANDER
CITY ENGINEER CERTIFICATE**

This Plat approved by the City of Lander, City Engineer
this_____day of_____, 2025.

Lance Hopkin, P.E.

**CITY OF LANDER
PLANNING COMMISSION CERTIFICATE**

This Plat approved by the City of Lander Planning Commission
this_____day of_____, 2025.

Zach Mahlum, Chair

**LANDER CITY
COUNCIL CERTIFICATE**

This Annexation Plat approved by the City Council of Lander, Wyoming
this_____ day of_____, 2025.

Missy White, Mayor

Rachelle Fontaine, City Clerk

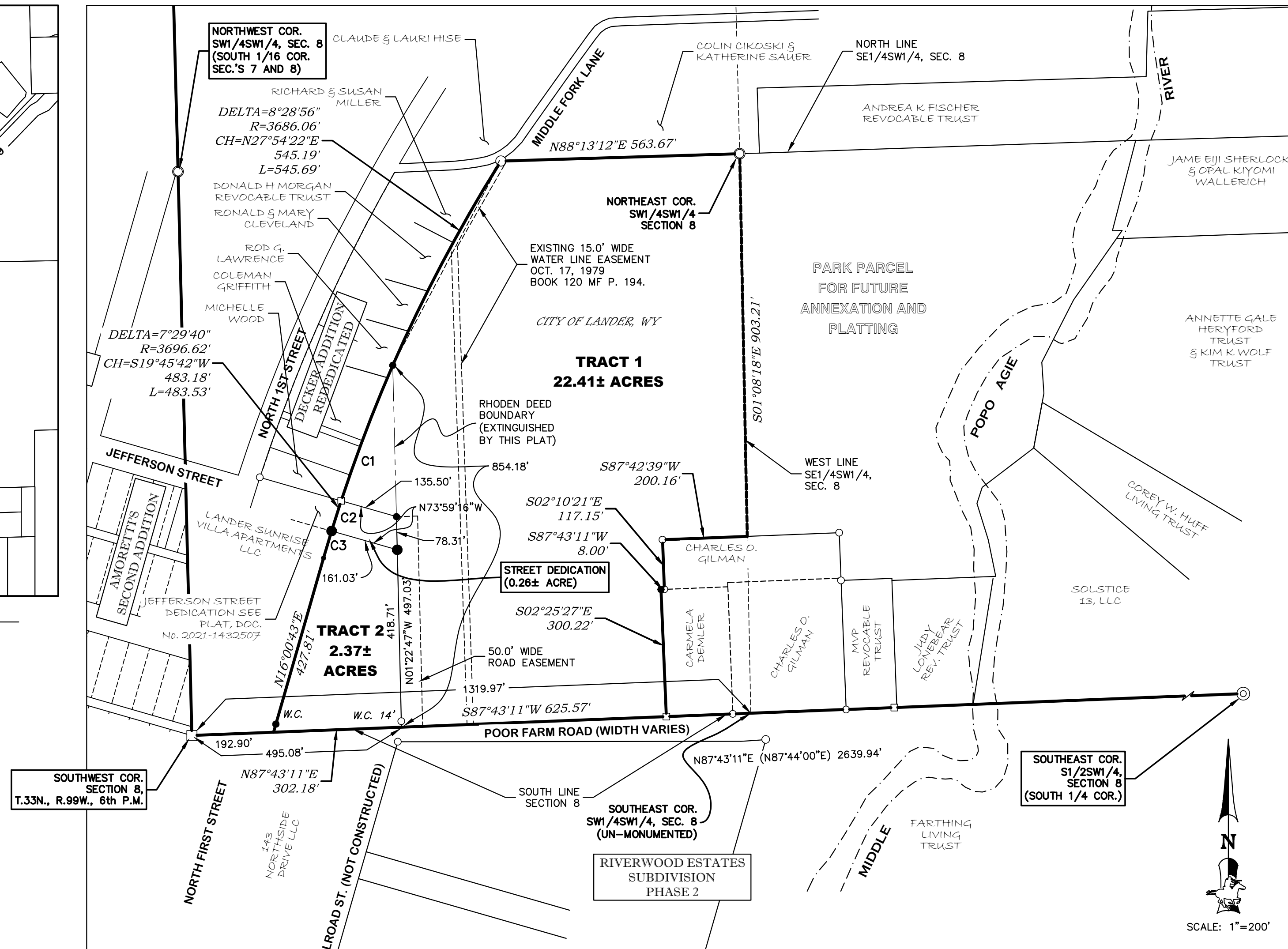
CLERK AND RECORDER'S CERTIFICATE

This plat was filed in the office of Clerk and Recorder of
Fremont County at_____o'clock_M., on the_____day
of_____, 2025, and is duly recorded in Plat
Cabinet_____, page_____.
Document No._____.

Julie Freese
County Clerk and Recorder

Signature
Deputy County Clerk and Recorder

Printed Name



LEGEND

- - 2" DIA. ALUMINUM CAP AND 5/8"x24" REBAR SET, INSCRIBED PLS 8972
- - 1-1/2" DIA. ALUMINUM CAP AND 5/8"x24" REBAR SET, INSCRIBED PLS 8972
- ⊙ - EXISTING 2" DIA. BRASS CAP MONUMENT
- - EXISTING 2-1/4" IRON PIPE MONUMENT (DESCRIBED AS BRASS CAP IN SURVEY RECORDS)
- - EXISTING 1-1/2" DIA. REBAR
- - EXISTING ALUMINUM CAP
- - EXISTING REBAR MONUMENT
- - MONUMENT OF RECORD (ACCESS RESTRICTED TO SURVEY)
- () - DENOTES BEARING RELATIVE TO RECORD BASIS OF BEARING, USING SOUTH LINE OF SW1/4, SEC. 8 AS BASIS REFERENCE LINE

CURVE TABLE				
CURVE REF.	DELTA	RADIUS	CHORD BEARING	DISTANCE
C1	5°18'12"	3696.62'	S20°50'01"W	342.04'
C2	1°09'32"	3696.62'	S17°38'11"W	74.76'
C3	1°01'57"	3696.62'	S16°38'36"W	66.61'

PLAT INFORMATION

PLAT AREA TWO TRACTS, PLUS STREET=1,090,572± S.F.=25.04± ACRES
TRACT 1 REZONE FROM R-3 TO PL
TRACT 2 RETAIN R-3 ZONE

SURVEYOR'S CERTIFICATION

STATE OF WYOMING }
COUNTY OF FREMONT } S.S.

I, Thomas A. Johnson, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of Popo Agie River Park Addition, City of Lander, State of Wyoming containing 25.04 acres more or less; that this plat was prepared from an accurate survey of said property made by me and under my supervision and all monuments have been indicated hereon and all data shown from which to make future resurveys.

In witness whereof I have set my hand and seal this_____day of_____, 2025.

Thomas A. Johnson, PLS No. 8972

NOTES

- PUBLIC ACCESS TO THE POPO AGIE RIVER PARK TO BE VIA MIDDLE FORK LANE, POOR FARM ROAD AND A FUTURE EXTENSION OF JEFFERSON STREET AS SHOWN HEREON.
- SOME ELEMENTS OF THIS MAP ARE FROM PUBLICLY AVAILABLE GIS DATA (SHAPEFILES)
- A SURVEY, DATED AUGUST 25, 2020, BY DAN HART AND ATTACHED TO THE WARRANTY DEED DOCUMENT NO. 2021-1434288 WAS REFERENCED FOR THIS PLAT.
- THE BASIS OF BEARING FOR THIS SURVEY IS NAD83 WYOMING STATE PLANE COORDINATE SYSTEM, WEST CENTRAL ZONE. THE RECORD BASIS OF BEARING NOTED HEREON IS AS USED BY HART IN 2020 AND IS RELATIVE TO A BEARING OF S87°44'W BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHWEST CORNER OF SECTION 8.
- SURFACE WATER RIGHTS FOR THIS PROPERTY ARE RECORDED WITH THE WYOMING STATE ENGINEERS OFFICE, REFERENCE PERMIT No. T-1260.0, PROOF 1260, WITH PRIORITY DATE OF 12/31/1873. REFERENCING 50 ACRES, AND 0.71 C.F.S. OF ADJUDICATED RIGHT.
- THE LAND CONVEYANCE FROM CHRISTOPHER B. FIELD TO THE CITY OF LANDER IS EVIDENCED BY TWO DOCUMENTS, THE MOST RECENT BEING A CORRECTIVE WARRANTY DEED DOC. No. 2022-144011, WHICH STATES THE REQUIREMENT: "FOR THE USE AND BENEFIT OF THE PUBLIC FOR PURPOSES OF OUTDOOR RECREATION". AN EARLIER RECORDED DOCUMENT OF IMPORTANCE IS W.D. DOC. No. 2021-1434288 WHICH CONTAINS A MORE LEGIBLE SURVEY MAP. THE SUBJECT PARCEL IS THE SAME IN BOTH DOCUMENTS.

CERTIFICATE AND DEDICATION OF TITLE

Know all men by these presents that The City of Lander, Fremont County, Wyoming is the owner in fee simple of all that property described as follows:

A tract of land located in the South half of the Southwest Quarter (S1/2SW1/4), Section 8, Township 33 North, Range 99 West, Sixth Principal Meridian, Fremont County, Wyoming, more particularly described as follows:

Beginning at a point on the south line of said S1/2SW1/4 that bears N87°43'11"E, a distance of 495.08 feet from the southwest corner of said Section 8; thence proceed N01°22'47"W, a distance of 854.18 feet to a point on a curve and a point of the easterly right-of-way line of the former Chicago and Northwestern Railroad; thence northeasterly along a curve to the right, or concave easterly, 545.69 feet, said curve having a radius of 3686.06 feet, a central angle of 8°28'56", and a chord that bears N27°54'22"E 545.19 feet; thence N88°13'12"E, along the north line of the SW1/4SW1/4, said Section 8, 563.67 feet to the northeast corner of the SW1/4SW1/4, said Section 8; thence S01°08'18"E, along the east line of said SW1/4SW1/4, 903.21 feet; thence S87°42'39"W 200.16 feet; thence S02°10'21"E 117.15 feet; thence S87°43'11"W 8.00 feet; thence S02°25'27"E 300.22 feet more or less to the south line of said SW1/4SW1/4; thence S87°43'11"W, along said south line, 625.57 feet to the point of beginning of this description.

And that Whesley Rhoden is the owner in fee simple of all that property described in a Warranty Deed recorded in the office of the Fremont County Clerk and Recorded as Document No. 2018-1402971, and described in said Warranty Deed as follows:

That part of the SW1/4SW1/4, Section 8, Township 33 North, Range 99 West, 6th P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Corner No. 1 of this tract, a point on the south line of said Section 8, which point bears N. 87°45' E. a distance of 192.90 feet from the Southwest corner of said Section 8, and proceeding thence along the South line of said Section 8, N. 87°45' E. a distance of 302.06 feet, more or less, to Corner No. 2, thence proceeding N. 01°19.5' W. a distance of 854.10 feet, more or less to Corner No. 3, which is on the Easterly right-of-way line of the C.&N.W. Railroad, around a 1°33' curve to the left, for a distance of 483.5 feet, more or less, to Corner No. 4, which is the point of curvature of said 1°33' curve (the chord from Corner No. 3 to Corner No. 4 is S. 19°48.5' W. 483.18 feet); thence continuing along the easterly right-of-way line of the C.&N.W. Railroad, S. 16°03.5' W. a distance of 427.8 feet, more or less, to Corner No. 1, which is the point of beginning hereinbefore described.

Said owners do hereby certify that the foregoing plat designated as Popo Agie River Park Addition is accurately described hereon. 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 owners and proprietors, and that this is a correct plat of the area as it is divided into Tracts, roads and easements, and

That the 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 of all roads, easements and other public lands within the boundary lines of the plat as indicated and not 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, waterlines, 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.

Drainage easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for public use to accommodate the flow or storage of storm waters and shall be kept free of all structures and other impediments.

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

Witness my hand this_____day of_____, 2025.

Attest:

Missy White, Mayor

Rachelle Fontaine, City Clerk

STATE OF WYOMING }
COUNTY OF FREMONT } S.S.

This Instrument was acknowledged before me on_____, 2025.
Witness my hand and official seal.

Notary Public

My commission expires

Witness my hand this_____day of_____, 2025.

Wesley Rhoden, Landowner

STATE OF WYOMING }
COUNTY OF FREMONT } S.S.

This Instrument was acknowledged before me on_____, 2025.
Witness my hand and official seal.

Notary Public

My commission expires

**POPO AGIE RIVER PARK
ADDITION
TO THE CITY OF LANDER**

LOCATED IN:
THE SW1/4SW1/4, SECTION 8,
T.33N., R.99W., 6th P.M.,
FREMONT COUNTY, WYOMING



Prepared By
ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
CODY | LARAMIE | POWELL | RIVERTON | SARATOGA | SHERIDAN | SUNDANCE | THERMOPOLIS
4450 SKYLANE AVE, RIVERTON, WY 82501, (307) 463-3446

JOB No. 24902.02
FIELD BK. No. RIV-1
SHEET 1 OF 1

PLOT DATE:
9/8/2025 9:01 AM

ORDINANCE 2025-09

AN ORDINANCE REZONING ORIGINAL TOWN ON LANDER, BLOCK 29
LOTS 5-10 from R-5 Multi-Family Residential District to C- Commercial District

WHEREAS, there has been a request to rezone a parcel of property which is described as follows:
Original Town of Lander, Block 29, Lots 5-10, commonly known as 569 Garfield, within the City of Lander, Fremont County Wyoming, and

WHEREAS, Section 4-7-2 of the City Municipal Code authorizes the City of Lander Planning Commission “To hear and make recommendations to the City Council on rezoning applications ensuring that the application is consistent with the adopted Master Plan.”

WHEREAS, the planning commission reviewed the rezoning request on August 7, 2025, at a public hearing and found the request to be in concert with the adopted 2025 Master Plan and therefore recommends approval of the rezoning by a unanimous vote; and

WHEREAS, the Governing Body of the City of Lander, Wyoming conducted a public hearing on the first reading of this ordinance August 26, 2025, in accordance with City Code Section 4-8-5 on the requested changes to the zoning map as described herein and as shown on Exhibit “A”; and,

NOW THEREFORE, BE IT ORDAINED that the Governing Body of the City of Lander, Wyoming approves the requested rezoning for the property legally described above from R-5 Multi-Family Residential District to C - Commercial District as illustrated on Exhibit A attached hereto and incorporated herein.

BE IT FURTHER ORDAINED, that this ordinance shall take effect from and after its passage, approval and publication as required by law and the ordinances of the City of Lander and be reflected on the City of Lander District Zoning Map.

PASSED ON FIRST READING _____

PASSED ON SECOND READING _____

PASSED ON THIRD READING _____

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the _____ day of _____, 2025.

THE CITY OF LANDER
A Municipal Corporation

By _____
Missy White, Mayor

ATTEST:

Rachelle Fontaine, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on following passage, adoption and approval of Ordinance 2025-09, Missy White, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Lander Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being _____, 2025.

Rachelle Fontaine, City Clerk

ORDINANCE 2025-10

AN ORDINANCE REZONING EARL & FARLOW ADDITION, BLOCK 110, LOTS 5-6
from R-5 Multi-Family Residential District to C- Commercial District

WHEREAS, there has been a request to rezone a parcel of property which is described as follows:

Earl and Farlow Addition, Block 110, Lots 5-6, commonly known as 765 Garfield, within the City of Lander, Fremont County Wyoming, and

WHEREAS, Section 4-7-2 of the City Municipal Code authorizes the City of Lander Planning Commission “To hear and make recommendations to the City Council on rezoning applications ensuring that the application is consistent with the adopted Master Plan.”

WHEREAS, the planning commission reviewed the rezoning request on August 7, 2025, at a public hearing and found the request to be in concert with the adopted 2025 Master Plan and therefore recommends approval of the rezoning by a unanimous vote; and

WHEREAS, the Governing Body of the City of Lander, Wyoming conducted a public hearing on the first reading of this ordinance August 26, 2025, in accordance with City Code Section 4-8-5 on the requested changes to the zoning map as described herein and as shown on Exhibit “A”; and,

NOW THEREFORE, BE IT ORDAINED that the Governing Body of the City of Lander, Wyoming approves the requested rezoning for the property legally described above from R-5 Multi-Family Residential District to C - Commercial District as illustrated on Exhibit A attached hereto and incorporated herein.

BE IT FURTHER ORDAINED, that this ordinance shall take effect from and after its passage, approval and publication as required by law and the ordinances of the City of Lander and be reflected on the City of Lander District Zoning Map.

PASSED ON FIRST READING _____

PASSED ON SECOND READING _____

PASSED ON THIRD READING _____

PASSED, ADOPTED AND APPROVED by the Mayor and City Council on the _____ day of _____, 2025.

THE CITY OF LANDER
A Municipal Corporation

By _____
Missy White, Mayor

ATTEST:

Rachelle Fontaine, City Clerk

STATE OF WYOMING)
) ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on following passage, adoption and approval of Ordinance 2025-10, Missy White, the duly elected, qualified and acting Mayor of the City of Lander, issued this proclamation and said ordinance was published at least once in the Lander Journal, a newspaper of general circulation within Lander, Wyoming, the effective date and publication being _____, 2025.

Rachelle Fontaine, City Clerk