



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

**Thursday, May 15, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/89520500061?pwd=QLF0NQbEwrLFby1J8NC8VjcK7ROGbC.1>

Meeting ID: 895 2050 0061

Passcode: 639369

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Chris Savan, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaison Dan Hahn and 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. **BOARD OF ADJUSTMENT MINUTES** of May 1, 2025

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 25.03 Short Term Rental, 806 Washakie, Jacobs

4. BOARD OF ADJUSTMENT - OLD BUSINESS

A. Untable for deliberation CU 25.05 484 N 4th, Short term rental, Wittek

5. PLANNING COMMISSION - NEW BUSINESS

A. S 25.04 Reed Subdivision, 600 Amoretti, Reed-Barrows

B. S 25.05 Capital Hill Blk 130 Lots 18-20, Replat, Alchara

6. PLANNING COMMISSION - OLD BUSINESS

A. Title 4 proposed changes, Planning Commission priority list, Short term rental paper.

7. ADJOURNMENT



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

For Office use only: Case # CU25.03
 Date Received 4/25/25 Date Fee Paid 4/25/25 BOA Hearing Date May 15
 Existing zone designation _____ Applicable Section of zoning code _____

Name of Applicant Justus Jacobs Email justusjacobs1@gmail.com
 Address 806 Washakie St. Lander Phone (307) 349-2786

Do you own this property Yes ☒ 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)

GUSTIN ADDN BLK 145 S/2 LOT 19-20 WD 2024-1453346

Present Zoning District of Property _____ Current zoning use of the property _____

Proposed Zoning District _____ Proposed zoning use of property _____

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

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 _____

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

We would like to do a short-term rental in the middle unit
(806) of a triplex we built on Washakie St. This will help keep
noise level down & tenants living in other two units in the
triplex stable, ~~we are seeking~~ 3 month stays for traveling nurses
 Explain why your conditional use will not adversely affect your neighborhood & possibly Airbnb/Vrbo

We are projecting only about a 30% occupancy for this
we use it for family and friends ~~and also just deep~~
There is a garage space & driveway space so it
won't impact street parking. Possibly used for traveling
nurses or Airbnb summer months.

Updated July 2021



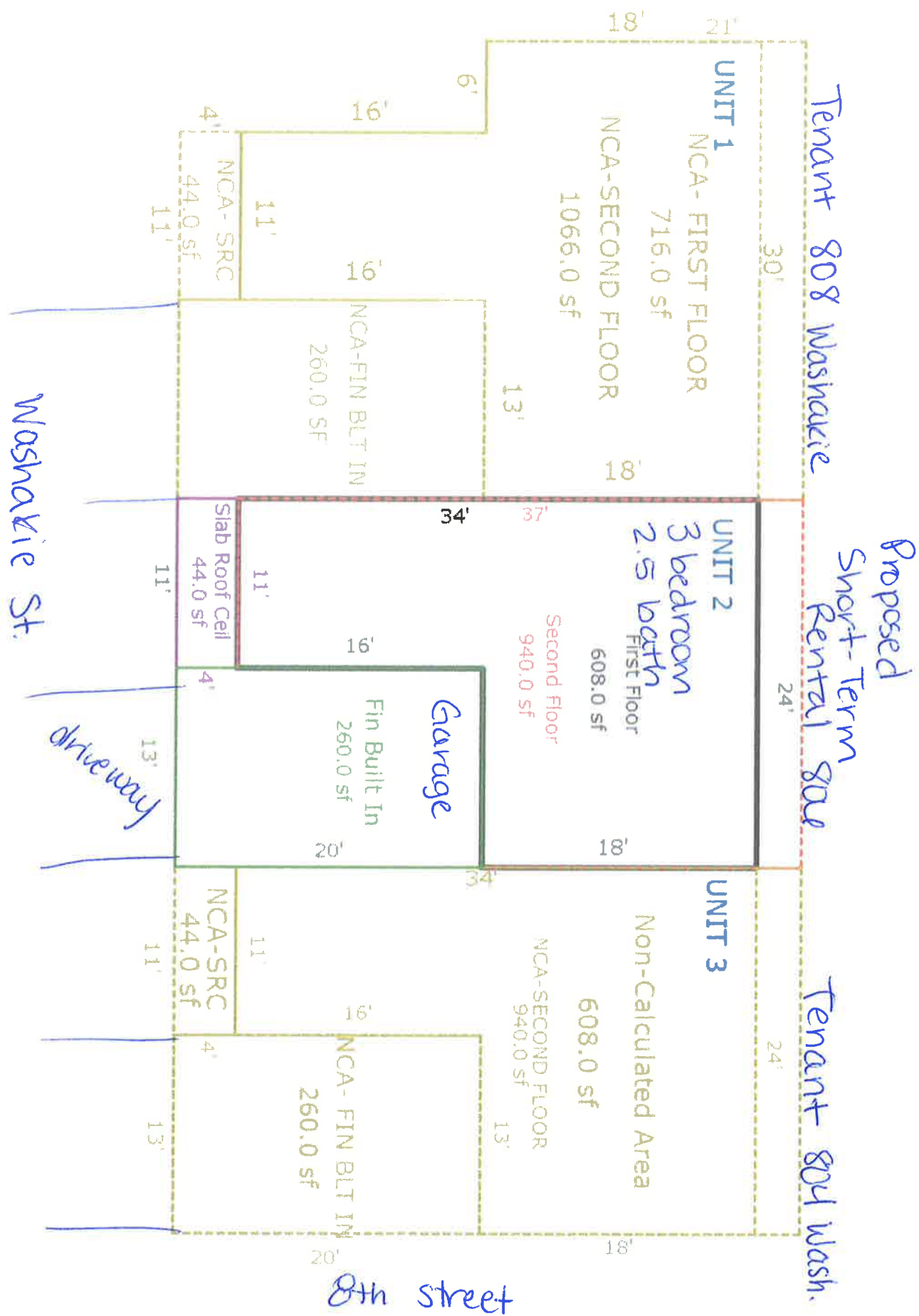
CITY OF LANDER
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

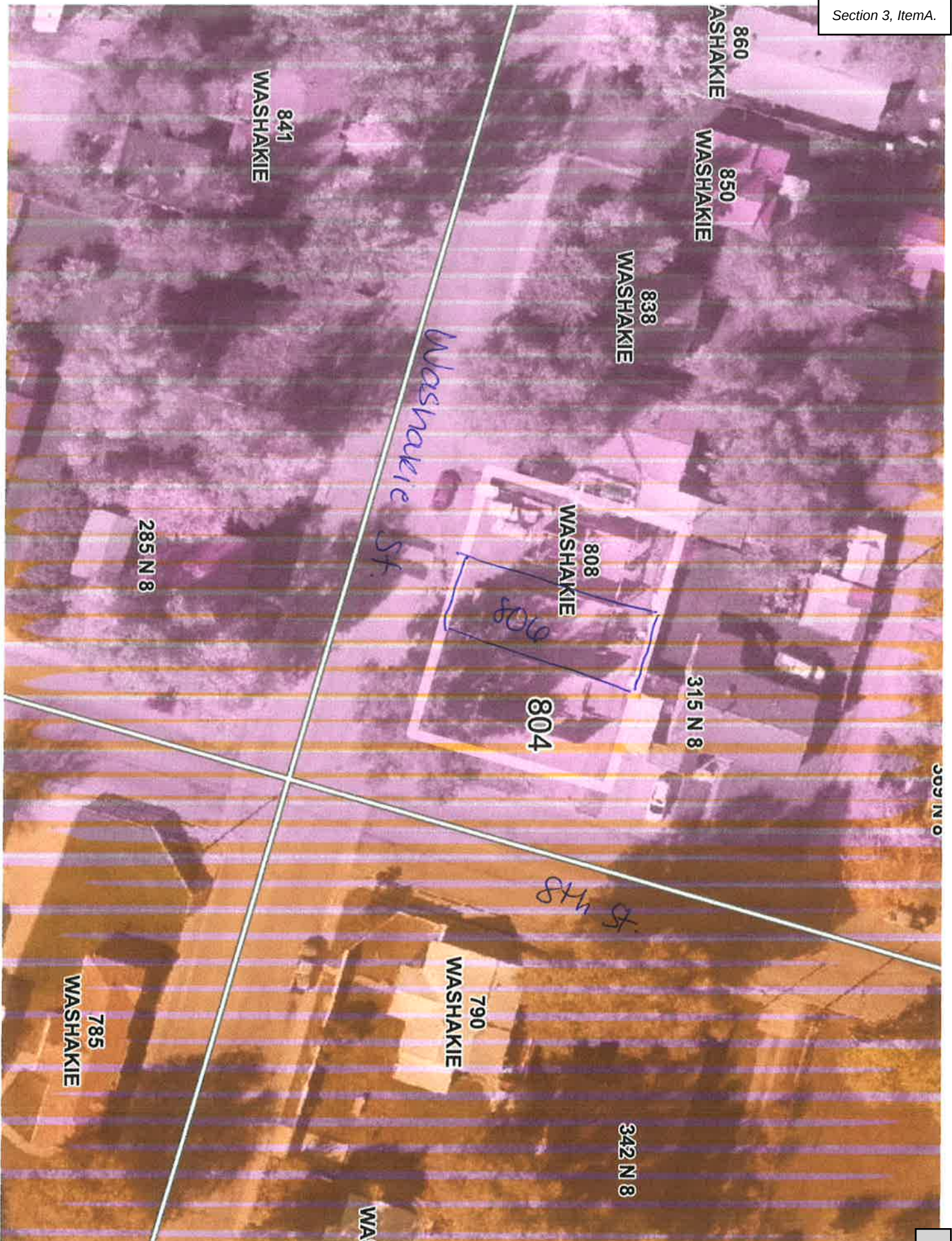
☒ Attached is a plot plan or drawing of all buildings and outside areas used for the conditional use.

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

Signature of applicant  Date 4/25/2025

Signature of owner _____ Date _____







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: CU 25-03
 Your meeting will be held: May 15
 Return forms by: _____



City of Lander Board of Adjustments and Planning Commission

May 8, 2025

City Staff Comments on CU 25.03, Short term rental, 806 Washakie, Jacobs

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.

The owner states that they expect only about 30% occupancy rate for the unit and that it is often rented for more than 30 days to healthcare contract workers. Owner is aware of the requirement to pay WY lodging taxes, and the annual fire inspection required to maintain the Conditional Use permit.

City staff recommend approval of permit CU 25.03 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
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

Section 4, 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 [REDACTED]

Address 484 N 4th St. Lander, WY 82520 Phone [REDACTED]

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 58, 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 58, 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 fenced 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 4, 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  Date 4/11/25

Signature of owner  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 _____ Harold Barrows _____ barrows23@gmail.com
Applicant _____ Stephen & Marilyn Reed _____ Email _____ marilynreed6437@gmail.com
Address _____ 565 Eugene St. _____ 307-851-1399
_____ 408 Jefferson Street _____ Phone _____ 307-349-2276

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)

_____ see survey provided by Spurlock Land Surveying _____

Name of Subdivision Reed Subdivision

Total area of this subdivision: 3.141 acres.

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

Number of Proposed Lots: 4 Typical Lot Size >1 Acre
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning R-3 Proposed Zoning R-3
(Please fill out a Request for Re-Zoning if appropriate)



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

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 David Spurlock Email spurlock.surveys@gmail.com

Address P.O. Box 804 Phone 307-330-7777

Name of

Engineering firm _____ Email _____

Address _____ Phone _____

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.

Updated July 2021



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



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

Section 5, ItemA.

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)

See Exhibit "A"



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

- _____ 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
PRELIINARY 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.

PLAT OF THE
REED SUBDIVISION
LOCATED IN THE NE¼NW¼ of Section 18,
Township 33 North, Range 99 West, 6th P.M.,
Fremont County, Wyoming



CITY COUNCIL CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY COUNCIL OF LANDER THIS _____ DAY OF _____, 2025.

MAYOR _____ CITY CLERK _____

Certificate of recording by the County Clerk and Recorder

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____ M., this _____ day of _____, 2025 A.D., and is duly recorded in Plat Cabinet _____ Page no. _____ Document _____ County Clerk and Records/Deputy Clerk.

Clerk _____ Deputy Clerk _____

PLAT INFORMATION

Subdivision of a tract of land located in the NE¼NW¼ of Section 18, Township 33 North, Range 99 West, 6th P.M., City of Lander, County of Fremont, State of Wyoming as recorded per Warranty Deeds 2019-1414653, and 2023-1447182.

Land Area Summary

Total Number of Lots: 4
Private Lot Ownership: 115183 Sq Feet or 3.141 Acres
Public Use Open Area: 0 Sq Feet
Utility Easement Areas: 24749 Feet or 0.568 Acres
Street Area: 0 Sq Feet
Zone R-3

SUBDIVIDER INFORMATION

Stephen K. Reed and Marilyn K. Reed, 408 Jefferson Street, Lander, WY 82520
Harold Eugene Barrows, 565 Eugene Street, Lander, WY 82520

PLANNING COMMISSION CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY OF LANDER PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN _____

MITCH LECLAIR &
CHARLA FINCH

CITY ENGINEER CERTIFICATE

THIS SUBDIVISION PLAT APPROVED BY THE CITY OF LANDER CITY ENGINEER THIS _____ DAY OF _____, 2021.

CITY ENGINEER _____

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 plat of Reed 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 _____, 2025.



Notes:

Sewer taps have not been located in the field or verified.

A north-south storm drain may exist in lot #3. The existence or whereabouts of a drain pipe heading north from Amoretti has not been determined by City Employees

LEGEND

- 2" ALUMINUM CAP ON 5/8" REBAR
- FIRE HYDRANT
- WATER SERVICE TAP OR VALVE
- SAN — SANITARY SEWER
- W — WATER LINE
- SD — STORM DRAIN
- UGP — UNDER GROUND POWER

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that the undersigned owners, as shown on this plat, do hereby certify that the foregoing plat, designated as Reed Subdivision, is located in Section 18, Township 33 North, Range 99 West, 6th P.M., in the City of Lander, County of Fremont, State of Wyoming, being more particularly described as follows:

Beginning at Point No. 1, with a Northing of 852064.80 and an Easting of 1972542.80, which is marked by a 1.5-inch aluminum cap survey monument. This point bears South 0° 19' 40" East at a distance of 179.54 feet from the North 1/4 Corner of Section 18, which has a Northing of 852244.34 and an Easting of 1972541.78.
Thence South 00° 12' 31" East, a distance of 220.64 feet to Point No. 2;
Thence North 73° 57' 56" West, a distance of 231.67 feet to Point No. 3;
Thence South 16° 05' 20" West, a distance of 165.65 feet to Point No. 4;
Thence North 73° 57' 48" West, a distance of 349.93 feet to Point No. 5;
Thence North 15° 48' 20" East, a distance of 231.19 feet to Point No. 6;
Thence South 88° 38' 02" East, a distance of 541.11 feet back to Point No. 1, the POINT OF BEGINNING of this description.

AREA
The area described is 136818 square feet or 3.141 acres, more or less.

BASIS OF BEARING
The basis of bearing, North 89° 27' 49" East, was determined using State Plane Grid Wyoming West Central NAD83 (2011) by observing North 852244.34, East 1972541.78 for the North 1/4 Corner of above said section 18, and North 852269.26, East 1975203.12 for the Northeast Corner of above said section 18.

Subject to all covenants, restrictions, reservations, segments, conditions and rights appearing of record

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

That the undersigned owners of the land shown and described on this plat does(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 indicated and not already otherwise dedicated for public use.

Utility easements as designed on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, waterlines, gas lines, electric lines, telephones lines, cable television lines, and other forms and types of public utilities now and hereafter generally used by the public.

Witness my hand this _____ day of _____, 2025

Stephen K. Reed _____ Marilyn K. Reed _____
Subscribed and sworn to before me this _____ day of _____, 2025 by Stephen K. Reed, Marilyn K. Reed
Notary Public _____ Date _____
Subscribed and sworn to before me this _____ day of _____, 2025 by Harold E. Barrows
Harold E. Barrows _____

PREPARED BY SPURLOCK LAND SURVEYING, P. O. BOX 804, LANDER WY 82520 307.330.7777



City of Lander Board of Adjustments and Planning Commission

May 8, 2025

City Staff Comments on S 25.04, Reed Subdivision

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. Amoretti Street sidewalks will be required for Lots 1, 2 and 3. The walks may be placed in advance or during the construction of new residences and an occupancy permit will not be issued unless the walks are complete in accordance with City Code 4-9-7-10 j.
2. Lot 4 is intended to be single R-3 residential lot combining the existing Barrows residence with an undeveloped parcel. Lot 4 will accommodate structures in accordance with the R-3 district but will not be allowed to be sold as a separate residential lot without the extension of Eugene street including all street, curb and gutter improvements.
3. Owner must get with Public Works to install all the new service taps which must be installed to meet City of Lander Specifications, including any necessary street repairs.
4. Permission/Release of Mortgage for the existing Barrows residence will be required prior to the filing of the final plat.

There has been one request for a copy of the plat, but no written public comments have been received as of the date of this letter. The owners have been very diligent in contact with City Staff and understand the requirements set forth. City Staff recommends approval of S 25.04 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
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 # 75.05 Public hearing date 5/15/25
Date Received 4/25/25 Date Fee Paid 4/25/25
Date of public notice 4/30/25 Commission Decision _____

Name of Applicant ALCHARRA, LLC Email TIFFANY.NORTPENCE@GMAIL.COM
Address 1632 MAIN ST, LANDER Phone 307 332 7653

Do you own this property Yes ☒ 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 18, 19 & 20, BLOCK 150
ADDRESS: 1191 5TH 2ND ST.

Name of Subdivision CAPITAL HILL ADD.

Total area of this subdivision: 0.52 acres.

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

Number of Proposed Lots: 3 Typical Lot Size 7500
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning Z-1 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

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 HAMILTON LAND SURVEYING Email h.hamilton@wyoming.com
 Address 2204 N 2ND ST, LANDER Phone 307-332-2903

Name of
Engineering firm _____ Email _____
 Address _____ Phone _____

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
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:
- (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 of 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
PRELIINARY 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
FINAL PLAT \$400.00 plus recording fees

Name of Subdivision CAPITAL HILL ADD., BLK 130, LOTS 18, 19 & 20 RE PLAT

Total area of this subdivision: 0.52 acres.

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

Number of Proposed Lots: 3 Typical Lot Size 7500

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

Existing Zoning R-1 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 HAMILTON LAND SURVEYING Email hamilton@wyomingi.com

Address 2204 N 2ND ST, LANDER Phone 307-332-2903

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**

PRELIINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

- _____ 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 \$ 400 400
- ☒ 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.



City of Lander Board of Adjustments and Planning Commission

May 8, 2025

City Staff Comments on S 25.05, Capital Hill Addition replat, Alchara

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. S 2nd and Custer Street sidewalks will be required. The owner is installing walks for Lot 20A at the existing residence with the City partnering for some repairs and ADA upgrades.
2. The walks for lots 18A and 19A will be placed with the construction of new residences and an occupancy permit will not be issued unless the walks are complete in accordance with City Code 4-9-7-10 j.
3. Nonconforming setback registrations will be required for the existing buildings on lots 18A and 20A due to being built prior to adoption of our codes for the current R-1 setbacks.
4. Owner must get with Public Works to install all the new service taps which must be installed to meet City of Lander Specifications, including any necessary street repairs.

There have been several neighbors come in to get a copy of the plat and talk to City Staff, but no written public comments have been received as of the date of this letter. City Staff recommends approval of S 25.05 if all the conditions set forth above are met.

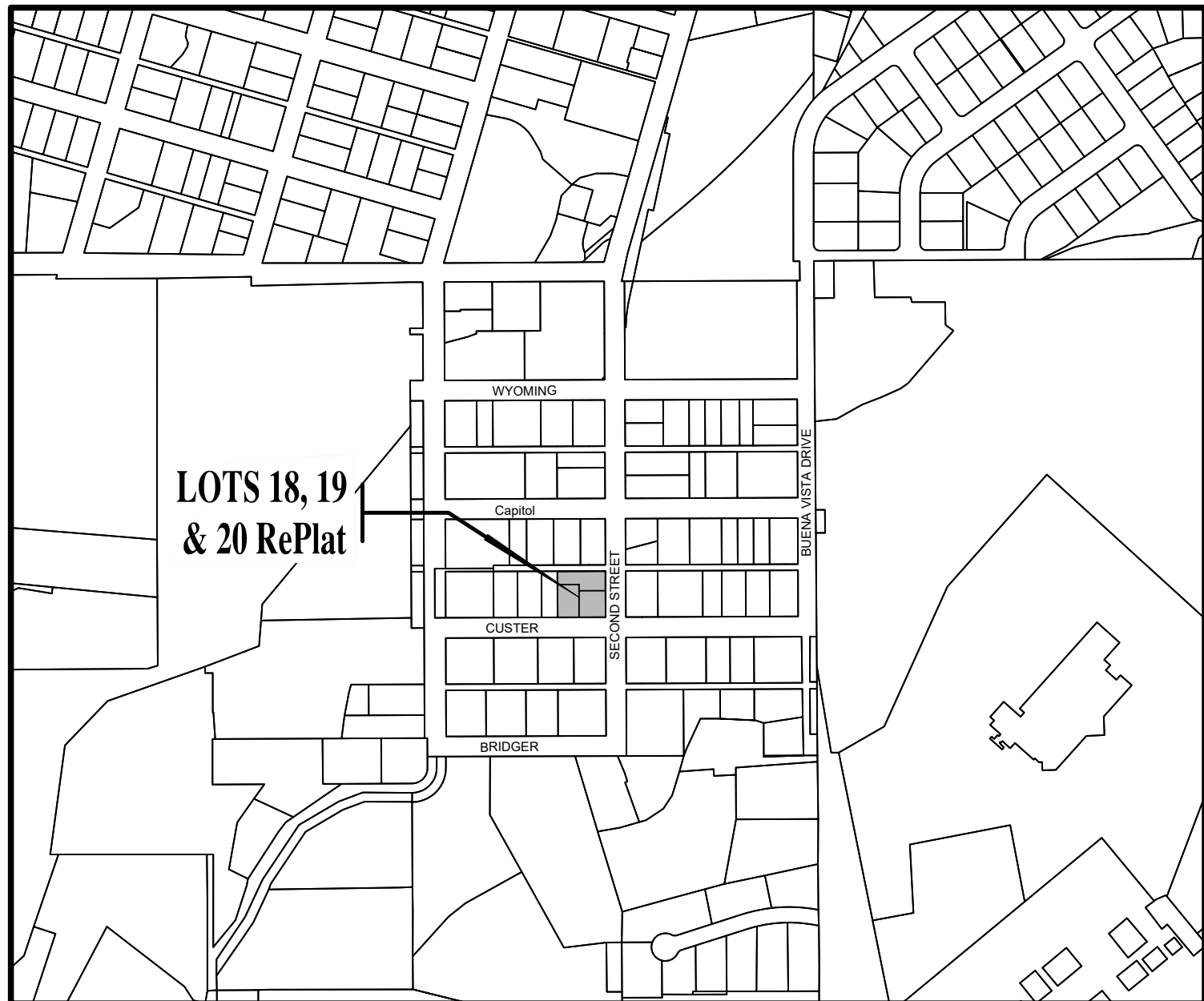
RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry

Review Date: 2025-05-05

PLAT OF:

**CAPITOL HILL ADDITION
BLOCK 130, LOTS 18, 19 & 20 REPLAT**

located in the:
**NW1/4NE1/4, Sec. 19, T33N, R99W. 6th
P.M.
CITY OF LANDER, WY**



LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Re-Platted into Three Lots - 22,243 square feet (0.52 Acres)
Zoned: R-1

SUBDIVIDER INFORMATION

ALCHARA, LLC., 1191 South Second Street, Lander, WY 82520
described as: (Lots 18, 19, and 20, Block 130, Capitol Hill Addition to
the City of Lander, Fremont County, Wyoming), per record in
Document 2022-1443574.

PLANNING COMMISSION CERTIFICATE

This plat approved by the City of Lander Planning Commission on the
day of _____, 2025.

Chairman

CITY ENGINEER CERTIFICATE

This plat approved by the City of Lander Engineer on the
day of _____, 2025.

City Engineer

CITY COUNCIL CERTIFICATE

Approved by the City Council of Lander on the _____ day of
_____, 2025.

Mayor

City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Capitol Hill Addition, Block 130, Lots 18, 19, and 20
Replat, City of Lander, is 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. _____.

Clerk & Recorder

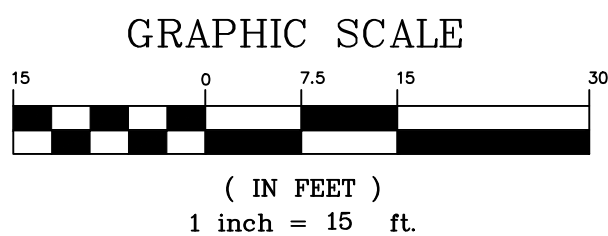
Deputy



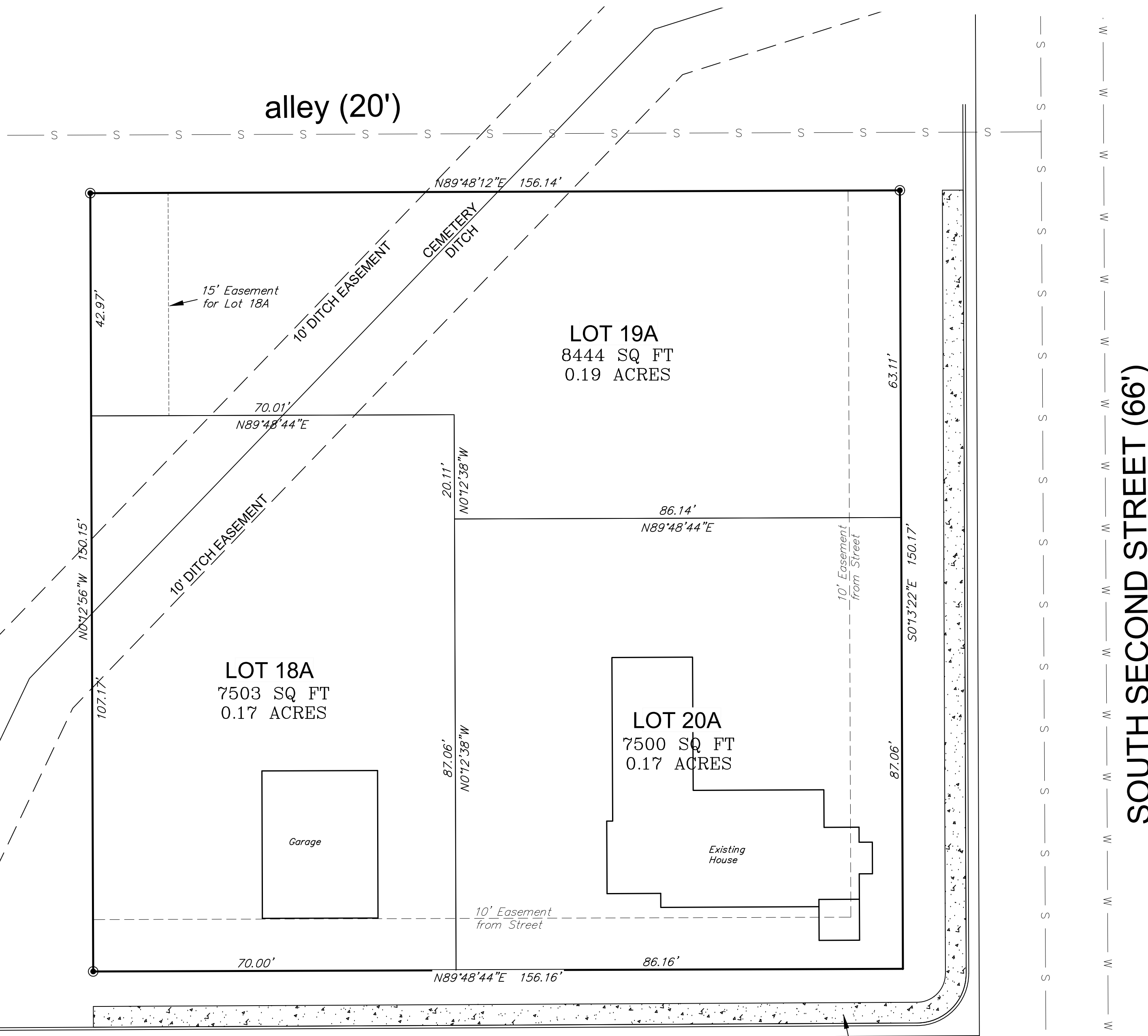
HAMILTON LAND SURVEYING
2204 NORTH SECOND STREET
P.O. BOX 112
LANDER, WYOMING 82520
(307) 332 - 2903

PROJECT:
125115

Sheet 1
of 1 Sheets



CUSTER STREET (66')

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

Know all men by these presents that:

ALCHARA LLC, a Wyoming limited liability company, owners of Lots 18, 19, and 20, Block 130, Capitol Hill Addition, City of Lander. As recorded in Document 2025-1462610 on February 28, 2025.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat, City of Lander, County of Fremont, State of Wyoming; 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 adjacent thereto for their indicated uses.

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.

Tiffany Hartpence, managing member

STATE OF WYOMING)
COUNTY OF FREMONT) s.s.

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Tiffany Hartpence managing member of ALCHARA, LLC.

Witness my hand and official seal:

My commission expires: _____ Notary Public

PLAT NOTES

- Per zone requirements for Zone R-1, Corner front setback is 28 feet, Side setback is 12 feet, Rear setback is 20 feet, and are shown on this plat.
- A nonconforming setback for both house and garage structures is being sought and will be recorded with the City of Lander.
- The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

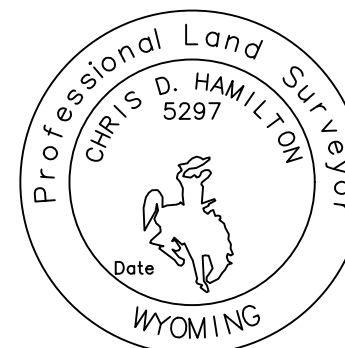
CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, 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 Capitol Hill Addition, Block 130, Lots 18, 19, and 20 Replat; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

In witness whereof I have set my hand & seal this _____ day of _____, 2025.

"unless signed and dated upon face of seal this is a preliminary plat"

**BOUNDARY
LEGEND:**

- ◆ = ORIGINAL GLO STONE CORNER
- ⊕ = HIGHWAY RIGHT-OF-WAY MONUMENT
- ⊕ = BENCHMARK OR CONTROL MONUMENT
- ⊕ \$ = PIPE (SIZE DENOTED)
- ⊕ = T-BAR WITH CAP/
3/4" ALUM. CAP ON 5/8" POST
- ⊕ = 1/2 INCH REBAR
- ⊕ = 5/8 INCH REBAR
- ⊕ = 3/4 INCH REBAR
- ⊕ = 3.2" BRASS CAP ON 2.5" PIPE
- ⊕ = 2.5" BRASS CAP ON 1.0" PIPE
- ⊕ = 2.0" BRASS CAP ON 5/8" ROD
- ⊕ = 3.2" ALUM. CAP ON 2.5" PIPE
- ⊕ = 2.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 2.0" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" ALUM. CAP ON 5/8" REBAR
- ⊕ = 1.5" PLASTIC CAP ON 5/8" REBAR
- ⊕ = SET PK NAIL IN TOP OF NEW FENCE POST

**UTILITIES
LEGEND:**

- = EASEMENT LINE
- = ELECTRIC (Overhead)
- = ELECTRIC (Buried)
- = TELEPHONE (Cable)
- = FENCE LINE
- = SEWER LINE
- = WATER LINE (approx.)
- ⊕ = ELECTRIC POLE
- ⊕ = ELECTRIC LIGHTS
- ⊕ = ELECTRIC PEDESTAL
- ⊕ = SEWER MANHOLE
- ⊕ = STORM SEWER MH
- ⊕ = SEWER CLEANOUT
- ⊕ = FIRE HYDRANT
- ⊕ = WATER VALVE
- ⊕ = WATER CURB STOP
- ⊕ = TELEPHONE PEDESTAL

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	
		address appeals processes w other City Muni codes	
creative use of alleys/alley access			
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