



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, April 16, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Webinar in listen mode only

<https://us06web.zoom.us/j/87045381785>

To participate you must request a separate link. Call Rajean at 332-2870 x2

Attendance: Chair Zach Mahlum, Members, Kara Colhoff, Mary Greene, and Joe Henry. City Attorney Adam Phillips, Council Liaison Missy White, Assistant Public Works Director Hunter Roseberry, Recording Secretary Rajean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

This meeting is being recorded electronically. All petitioners to the Board of Adjustments will receive a written decision and order within thirty (30) days of this hearing. The decision will be clearly stated with findings of fact and conclusions of law. Anyone wishing to appeal against a decision and order may do so through District Court.

Anyone wishing to speak tonight, must first be recognized, come to the podium, take the oath, and state your name prior to speaking.

2. APPROVAL OF MINUTES

A. **BOARD OF ADJUSTMENT MINUTES** of March 5, 2026

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. S 26.01 Riverwood Estates Subdivision Re-plat Phase 2A

6. PLANNING COMMISSION - OLD BUSINESS

A. Suggested Title 4 2026 updates for Short Term Rentals, Airport Protection District

7. ADJOURNMENT



BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

CITY OF LANDER

Thursday, March 05, 2026 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Join Zoom Meeting

<https://us06web.zoom.us/j/81958935551?pwd=epeC89x1vfBp8z0Xqi8bfC5W1HAJuR.1>

Attendance: Chair Zach Mahlum, Members, Kara Colhoff, Mary Greene, Chris Savan, and Joe Henry.
Council Liaison, Chad Cassidy. Recording Secretary RaJean Strube Fossen

Guest: Jonathan Rensch as a potential new member.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A. BOARD OF ADJUSTMENT MINUTES of January 15, and February 19, 2026

Move to untable the acceptance of the minutes of January 15th.

Move to accept the minutes of January 15 and February 19th.

Joe moved to untable the acceptance of the minutes of January 15th. Mary seconded, motion passed.

Mary moved to approve the minutes of January 15th with a second by Joe. Motion passed with Kara abstaining due to absence.

Chris mentioned some typos in the February 19th minutes. Chris moved to approve the minutes as amended. Kara seconded the motion. Motion passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS - NONE

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Title 4 suggested changes to appeals language

RaJean handed out the appeals language from Adam. The idea is to have teh BOA appeal through the courts, Planning Commission appeal to City Council, and appealing a decision of City Staff will either be to BOA or Council. Appealing a City staff decision may be removed from Title 4 and added to Title 12 for City Administration. It was noted that all appeals language should be consistent with state statutes.

There will be a future work session with the Council specifically on appeals and STR proposed changes. RaJean mentioned that may not happen until after the budget work sessions.

6. PLANNING COMMISSION - OLD BUSINESS

A. Suggested Title 4 changes for Short-term Rentals

Discussions were held on the draft Title 4 changes in the packet. All shown changes in red were determined to be appropriate for this round of Administrative changes.

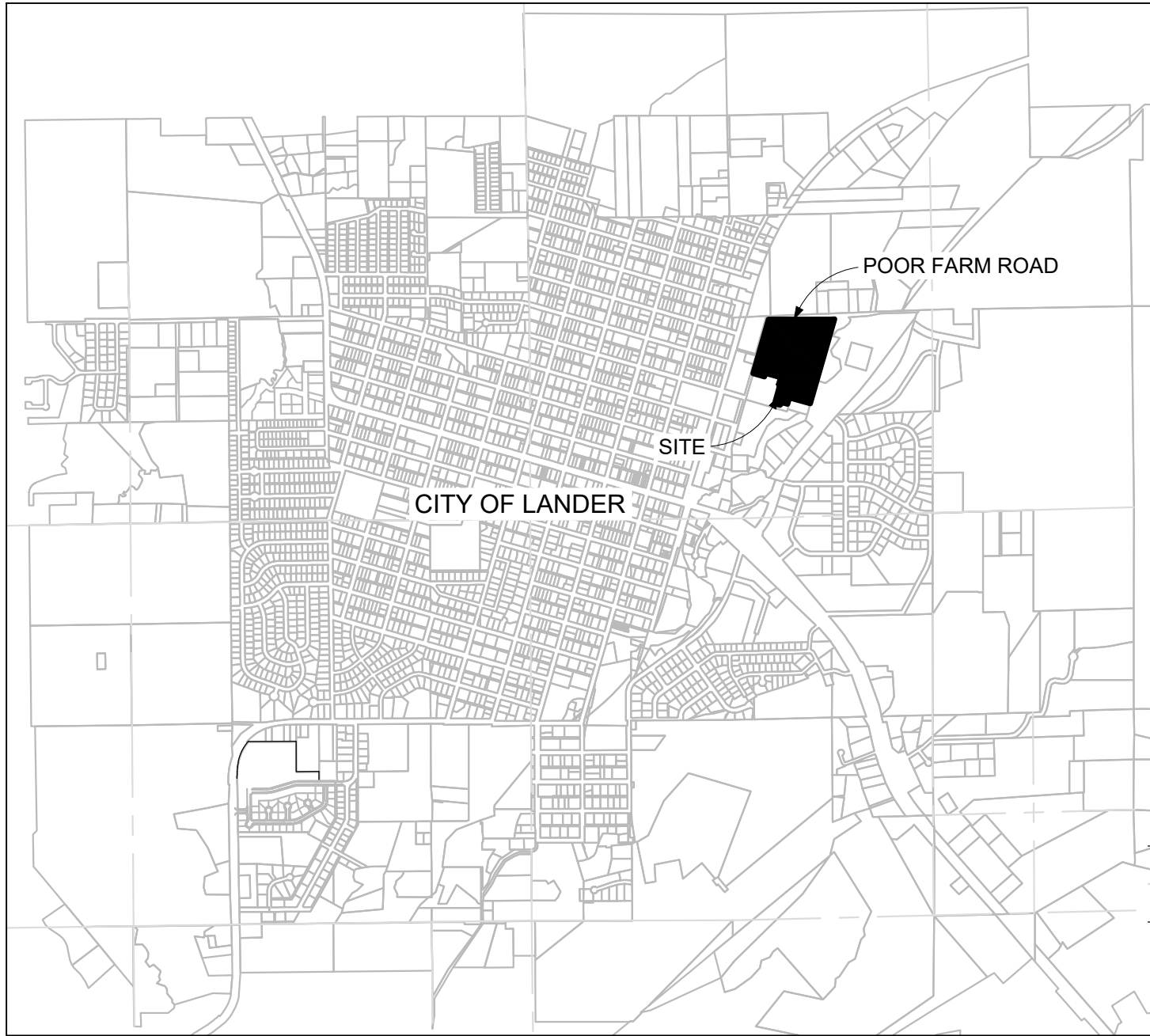
STR drafts were also reviewed with discussion centering around the matrix of how the suggested edits affect Property Rights, Housing Opportunity, Character of the neighborhood, and Tax generation. It was determined that STR poll will be taken at the City Open House on Wednesday March 11.

Discussions often turned to ADU's and the members felt that may be the next subject to address in Title 4. Members stressed dismay at the decisions of the February 19th meeting where once again the Council Strategic goals support the Commissions 2024 suggested changes but never received a passing vote.

7. ADJOURNMENT

RIVERWOOD ESTATES SUBDIVISION -
PHASE 2A - PHASE 2 REPLAT

NW¼ OF SECTION 17, T.33N., R.99W., 6th PM
FREMONT COUNTY, WY
PRELIMINARY PLAT
FOR AGENCY REVIEW



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

- Found 1-1/2" aluminum Cap PELS 5011 ○
Found 1-1/2" Aluminum Cap PLS 11268 ●
Subdivision Boundary
Phase 2A Boundary
Utility Easements

PLAT INFORMATION:

14 LOTS - 188,955 SF (4.33 AC.)
ZONE R3

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of
____ 2026.

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 ____, 2026
and is duly recorded in Plat Cabinet ____, Page ____, No ____.

Clerk

Deputy Clerk

PLANNING COMMISSION CERTIFICATE:

This plat approved by the City Of Lander Planning Commission on
this ____ day of ____ 2026.

Chairman

CITY ENGINEER CERTIFICATE:

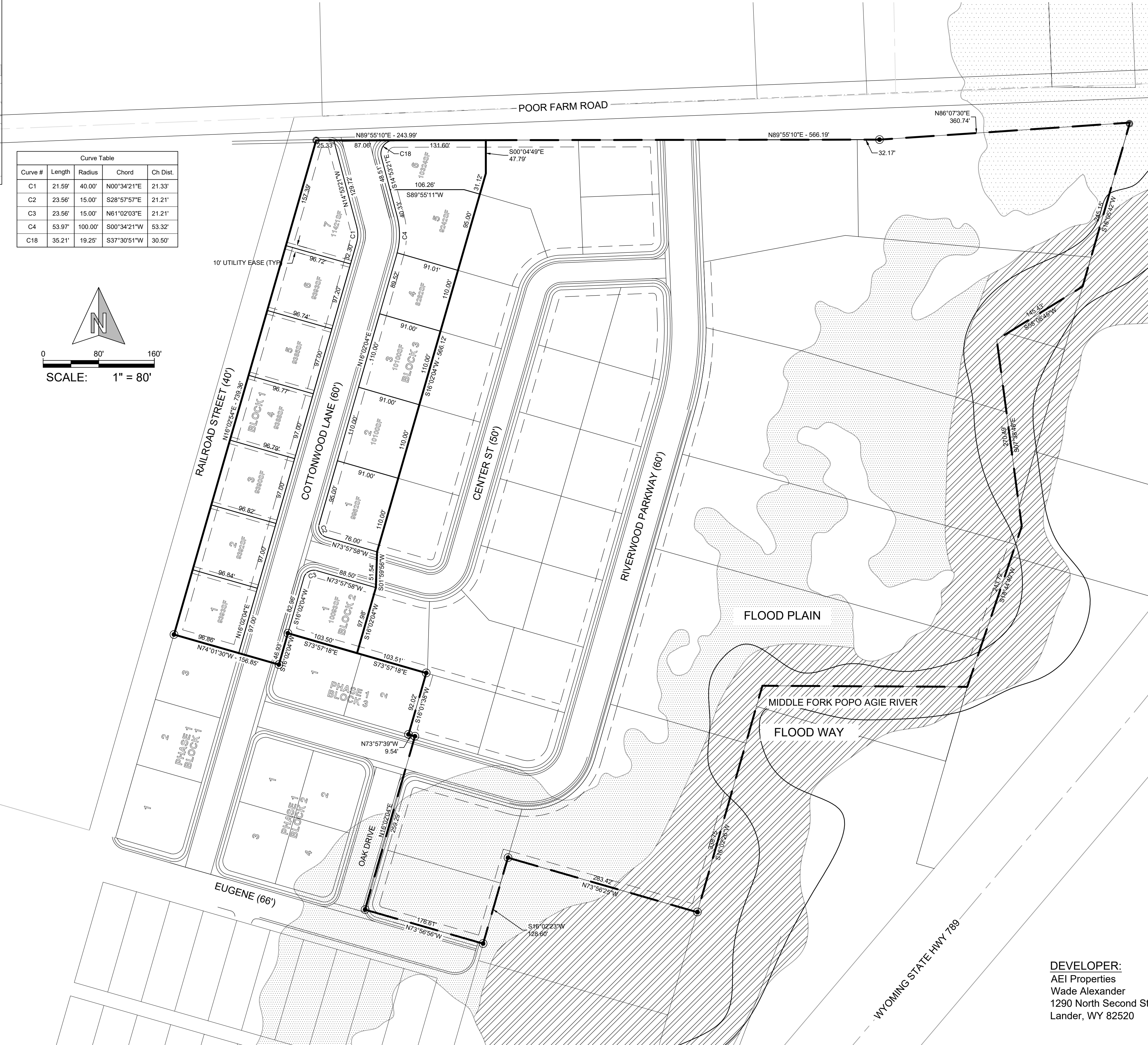
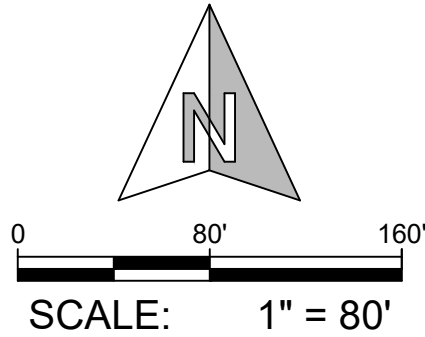
Data on this plat approved by the City Of Lander Engineer on this
____ day of ____ 2026.

City Engineer

GENERAL NOTES:

- Considering the Basis of Bearing to be the line between the NW corner of N¼ Section 17, T33N, R99W, 6th PM. Said line having a bearing of N87°44'20"E.
- Existing zoning is R-3
- A soils report was prepared for Riverwood Subdivision Phase 1 (May 2008) and is available at the City of Lander
- Pathway to be used for pedestrian and bicycle traffic only. No motor vehicles of any sort are to be allowed except for maintenance and plowing operations. To be dedicated by separate instrument.
- Utility easements are ten feet (10') in width unless noted.
- No water rights exist for this parcel

Curve Table				
Curve #	Length	Radius	Chord	Ch Dist.
C1	21.59'	40.00'	N00°34'21"E	21.33'
C2	23.56'	15.00'	S28°57'57"E	21.21'
C3	23.56'	15.00'	N61°02'03"E	21.21'
C4	53.97'	100.00'	S00°34'21"W	53.32'
C18	35.21'	19.25'	S37°30'51"W	30.50'



CERTIFICATE OF OWNERSHIP AND
DEDICATION:

Know all men by these presents that:

The undersigned AEI Properties, LLC, A Wyoming Limited Liability Company, having an equitable interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as RIVERWOOD ESTATES SUBDIVISION PHASE 2A - PHASE 2 REPLAT, is located in the Northwest Quarter (NW¼) of Section 17, T33N, R99W, 6th PM, City of Lander, Fremont County, Wyoming, and is more particularly described as follows:

Beginning at the northwest corner of Riverwood Subdivision Phase 2 also being the northwest corner of Block 146, Buena Vista Park Addition;

Thence along the north line of said Phase 2 N89°55'10"E, a distance of 243.99 feet;

Thence leaving said north line and continue S00°04'49"E, a distance of 47.79 feet;

Thence S16°02'04"W, a distance of 566.12 feet;

Thence S01°59'56"W, a distance of 51.54 feet;

Thence S16°02'04"W, a distance of 97.98 feet;

Thence N73°57'16"W, a distance of 103.50 feet;

Thence S16°02'04"W, a distance of 46.93 feet;

Thence N74°01'30"W, a distance of 156.85 feet;

Thence N16°02'54"E, a distance of 739.39 feet, to the Point of Beginning, and contains 4.33 ac, more or less, and 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 owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) 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 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.

EXECUTED this ____ day of ____, 2026

AEI PROPERTIES, LLC, A WYOMING LIMITED LIABILITY COMPANY
WADE ALEXANDER (PRESIDENT)

STATE OF WYOMING }
COUNTY OF FREMONT } SS.

The foregoing dedication was acknowledged before me by
Wade Alexander (President), this
____ day of ____, 2026.

By: _____

Witness my hand and official seal

My commission expires _____

CERTIFICATE OF SURVEYOR

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF THE RIVERWOOD ESTATES SUBDIVISION PHASE 2A - PHASE 2 REPLAT; AS LAID OUT, PLATTED, DEDICATED AND SHOWN HERON, THAT SUCH PLAT WAS FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME 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 THE CITY OF LANDER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



DEVELOPER:

AEI Properties
Wade Alexander
1290 North Second Street
Lander, WY 82520

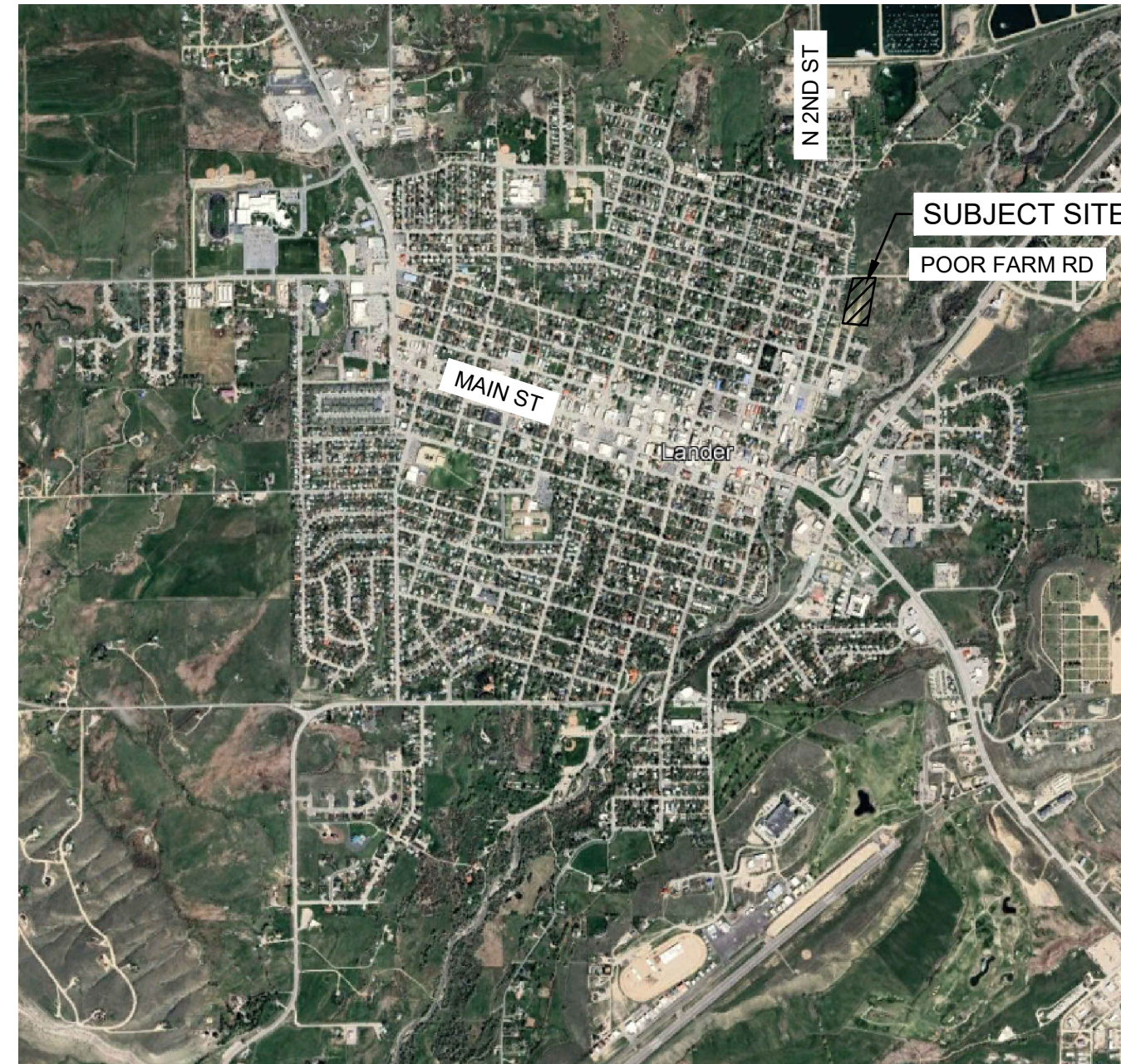


FREMONT
ENGINEERING | SURVEYING

155 N 1ST ST., STE A
LANDER, WY 82520

GENERAL NOTES

1. All excavation, BACKFILL and resurfacing for underground City and private utility construction within the City of Lander street and easement system or for future acceptance into the City of Lander street and easement system shall be installed in accordance with City of Lander Standards and Specifications. Private utilities are exempt from the pipe bedding requirement or these specifications and have their own specifications for bedding of their particular utility.
2. Excavation, backfill and resurfacing for City and private utilities shall be constructed in accordance with engineering plans prepared under the direction of a professional engineer and approved by the City Engineer. Plans shall conform with the City of Lander minimum design standards.
3. All construction shall be performed by a licensed and bonded General Utility Contractor. A permit shall be secured by the Contractor from the City of Lander at least forty-eight (48) hours before commencing construction. The City Engineer shall be notified twenty-four (24) hours before the planned construction is to commence and also before starting up whenever construction is delayed for any reason. The City Engineer may deny non-emergency permits during the winter season due to unfavorable working conditions.
4. All work shall be inspected by the City's representative, who shall have authority to call for testing of any material or work to assure that these specifications and standard construction practices are being met. The cost of these tests shall be paid for by the contractor, if the material or work is found deficient, or by the City if it is acceptable. Any material or work found deficient shall be replaced or corrected before acceptance by the City. If the deficiencies are not corrected, performance shall be required of the contractor's or developer's surety.
5. The contractor shall warrant all work to be free of defects in workmanship or material for a period of one year from the date of final acceptance of all work performed. The contractor shall maintain backfill in a satisfactory condition, all areas showing signs of settlement shall be filled and maintained for a period of one year following the date of final acceptance. When the developer or contractor is notified by the City that any backfill is hazardous he shall correct such hazardous condition at once. The determination of the necessity during the warranty period for the contractor to repair or replace the work in whole or in part shall rest entirely with the City Engineer. The contractor, upon notification by the City of needed emergency repairs, shall start such work within four hours and complete such work within twelve hours of said notification by telephone. If repairs are not started or completed with the above time limits, the City at its option may have such repair made and invoice the contractor for the actual cost of repair.
6. Contractor to field verify all data provided in these plans prior to construction.



VICINITY MAP

SCALE 1" = 2000'

SHEET LIST

C0.0	COVER SHEET
C1.0	ROADWAY ALIGNMENT
C1.1	STREET CROSS SECTION
C1.2	COTTONWOOD LN P&P
C1.3	CENTER ST P&P
C1.4	RIVERWOOD DR P&P
C2.1	GRADING PLAN
C2.2	STORM GRADING PLAN
C3.1	UTILITY PLAN
C3.2	STORM WATER P&P
C3.3	STORM WATER P&P
C4.1	COTTONWOOD WATER P&P
C4.2	CENTER WATER P&P
C4.3	RIVERWOOD WATER P&P
C4.4	RIVERWOOD WATER P&P
C5.1	CENTER SANITARY SEWER P&P
C5.2	RIVERWOOD SANITARY SEWER P&P
C5.3	RIVERWOOD SANITARY SEWER P&P
C5.4	POORFAR SANITARY SEWER P&P
C7.1	DETAILS
C7.2	DETAILS

CONTACTS

SURVEYOR
FREMONT ENGINEERING AND SURVEYING
155 N 1ST ST, STE A
LANDER, WY 82520
CONTACT: DAVE FEHRINGER, PELS
EMAIL: dave.f@fremontsurveying.com
PHONE: 307-349-0840

CIVIL ENGINEER
FREMONT ENGINEERING AND SURVEYING
155 N 1ST ST, STE A
LANDER, WY 82520
CONTACT: CHRIS SAVAN, PE
EMAIL: chris.s@fremontsurveying.com
PHONE: 307-206-1007

CITY OF LANDER
 LANCE HOPKIN, PE
 PUBLIC WORKS DIRECTOR/CITY ENGINEER
 240 LINCOLN STREET
 LANDER, WY 82520
 PHONE: 307-330-4956
 EMAIL: LHOPKIN@LANDERWYOMING.ORG

[illegible]

SHEET
C0.0

COVER SHEET



FOR REVIEW

CONSTRUCTION DOCUMENTS

RIVERWOOD ESTATES SUBDIVISION

PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

[illegible]

ROADWAY ALIGNMENT





FOR REVIEW

CONSTRUCTION DOCUMENTS

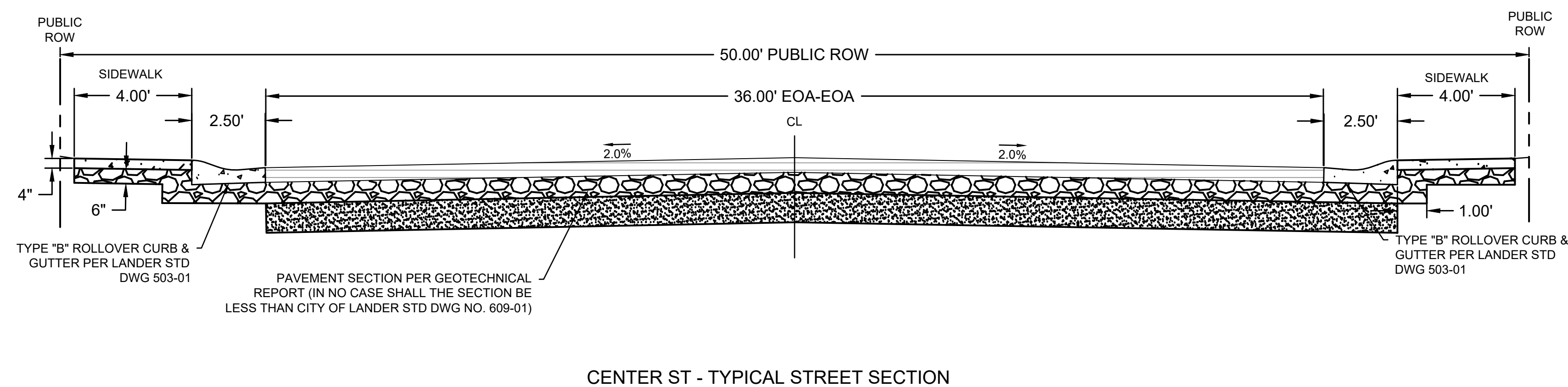
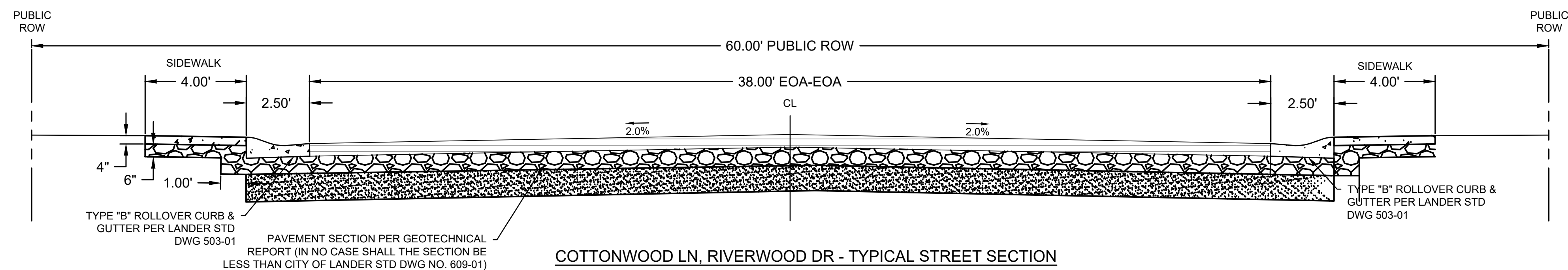
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

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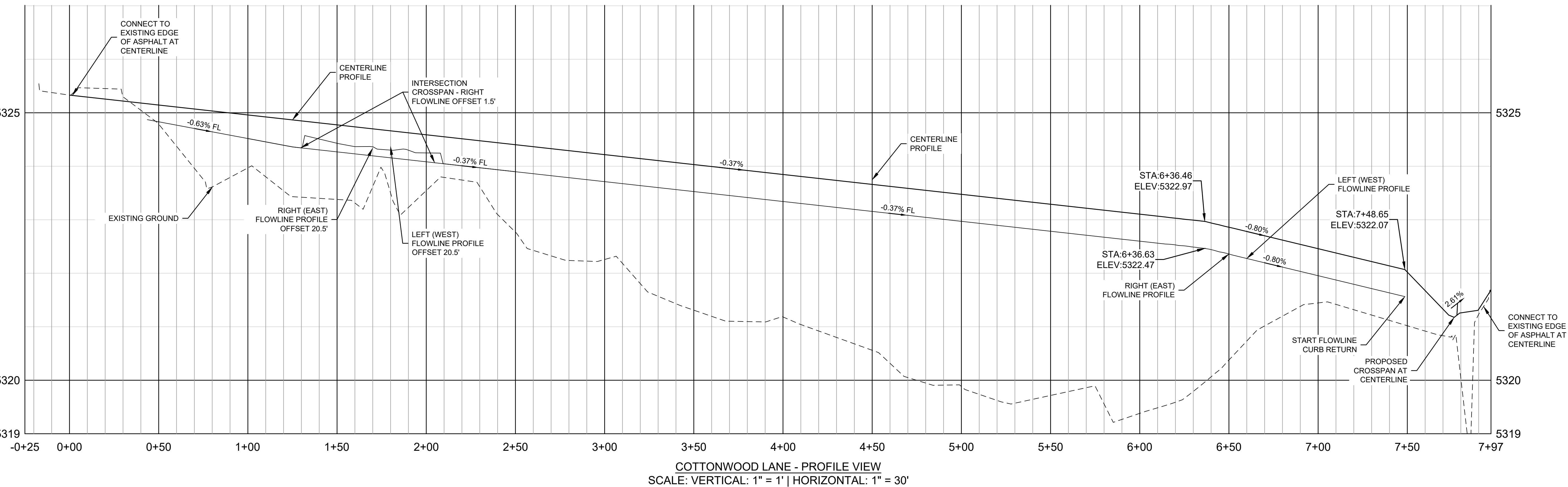
SHEET
C1.1

STREET SECTION



NOTES (ALL STREET SECTIONS):

- 1) IF PAVEMENT SECTION IS NOT SPECIFIED, THE MINIMUM ROADWAY SECTION SHALL BE 3" OF ASPHALT OVER 8" OF GRADE W BASE COURSE OVER 12" OF ASPHALT MILLINGS OR RECONDITIONED SUBGRADE.
- 2) COMPACTION OF ROADWAY SECTION MATERIALS SHALL MEET WYDOT SPECIFICATIONS.



NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

SHEET
C1.2

COTTONWOOD
P&P

CONSTRUCTION DOCUMENTS

RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW₄ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

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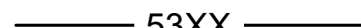
SHEET C2.1

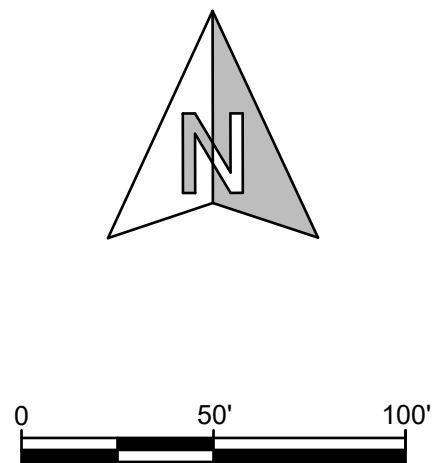
GRADING PLAN

- ## NOTES
1. 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.

CUT/FILL QUANTITIES	
CUT	6317 CY
FILL	19771 CY
QUANTITIES ARE UNADJUSTED FOR SOIL CONDITIONS	

NOTES

	<u>LEGEND</u>
EXISTING FENCE	
PROPOSED PROPERTY LINE	
PROPOSED STORM SEWER PIPE	
EXISTING SANITARY MANHOLE	
PROPOSED SANITARY MANHOLE	
PROPOSED TRUNCATED DOMES	
PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
PROPOSED SIDEWALK	
PROPOSED ASPHALT	
EXISTING OVERHEAD POWER LINE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	



IF BAR LENGTH DOES NOT EQUAL 1" (ONE INCH), THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE.



155 N 1ST ST, STE A
LANDER, WY 82520
307-349-0840
chat@fremontsurveying.com

FOR REVIEW

CONSTRUCTION DOCUMENTS

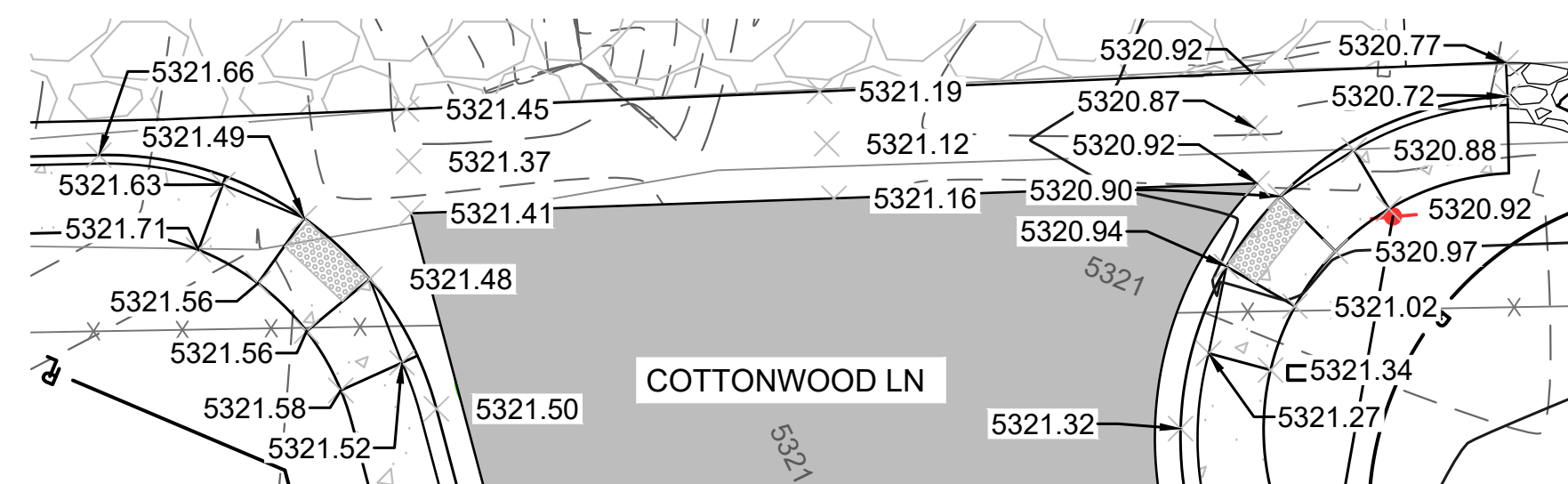
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

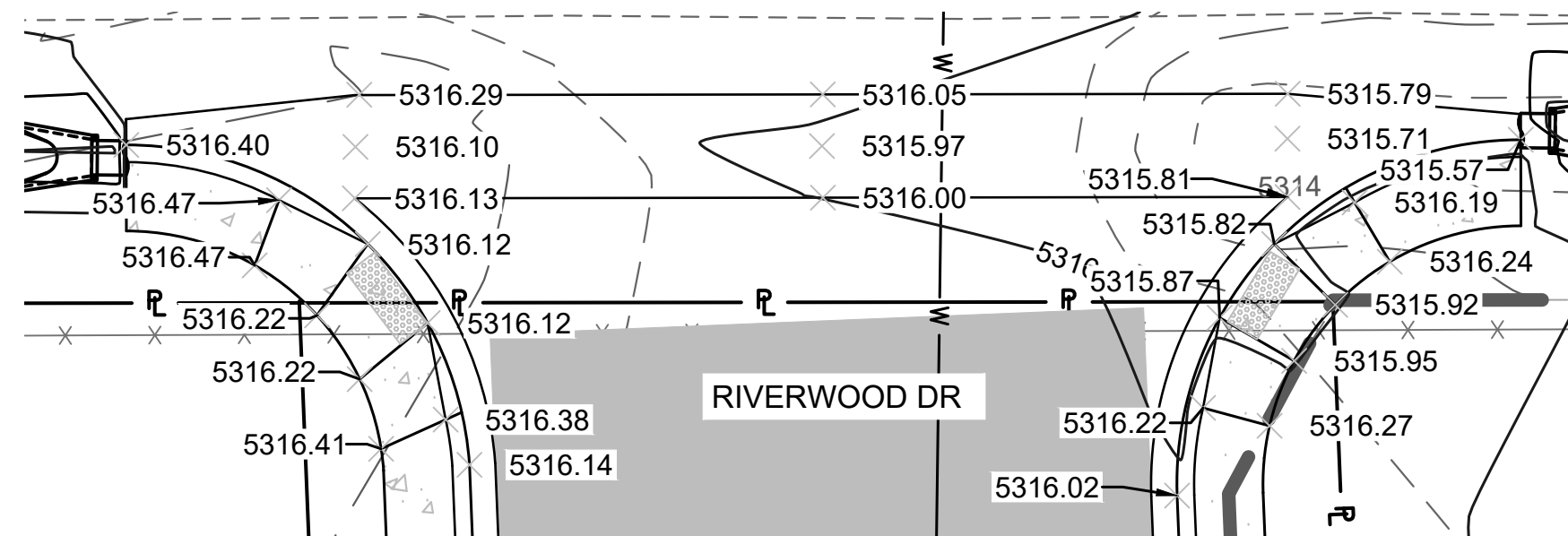
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SHEET
C 2.2

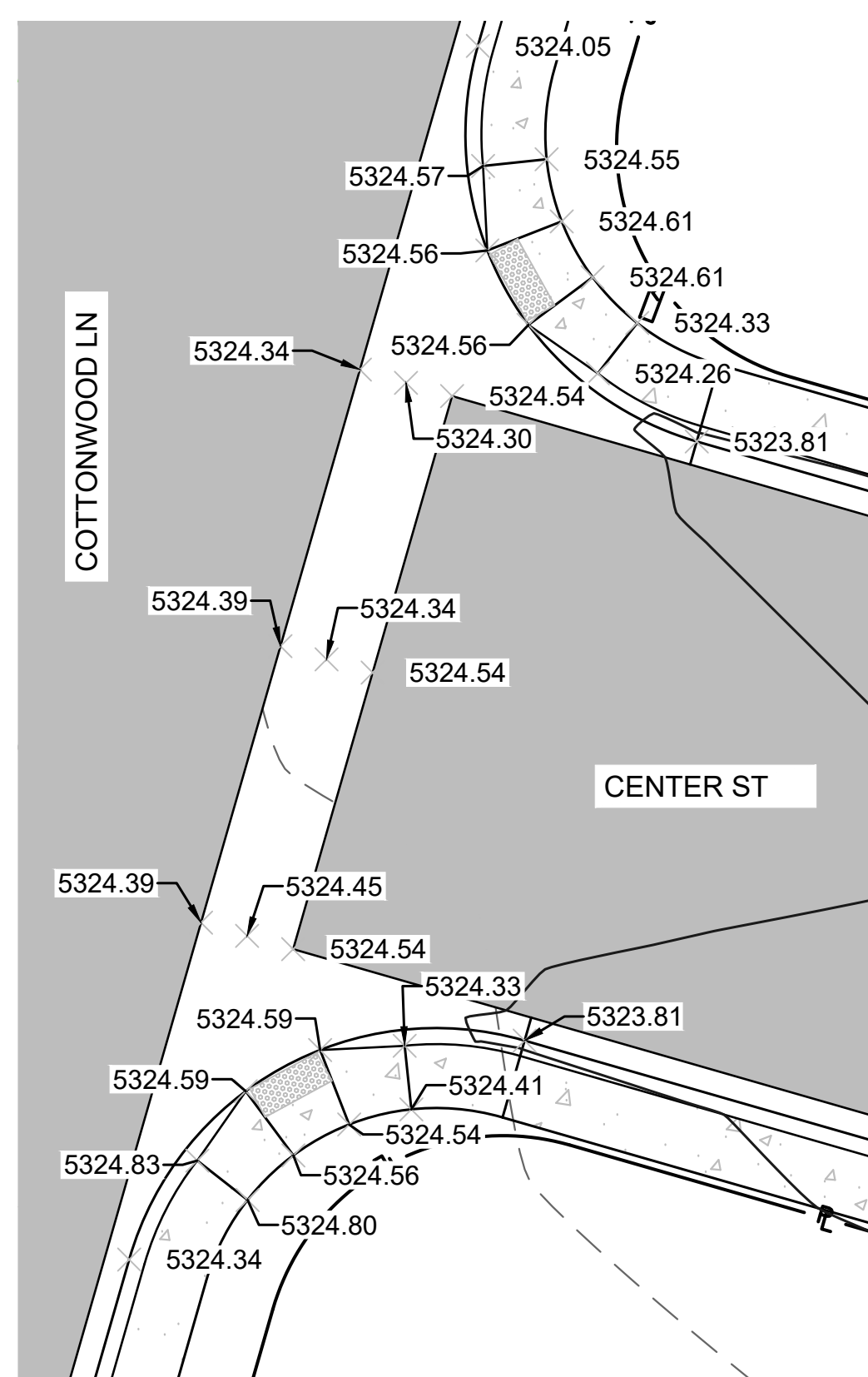
ADA CURB RAMP



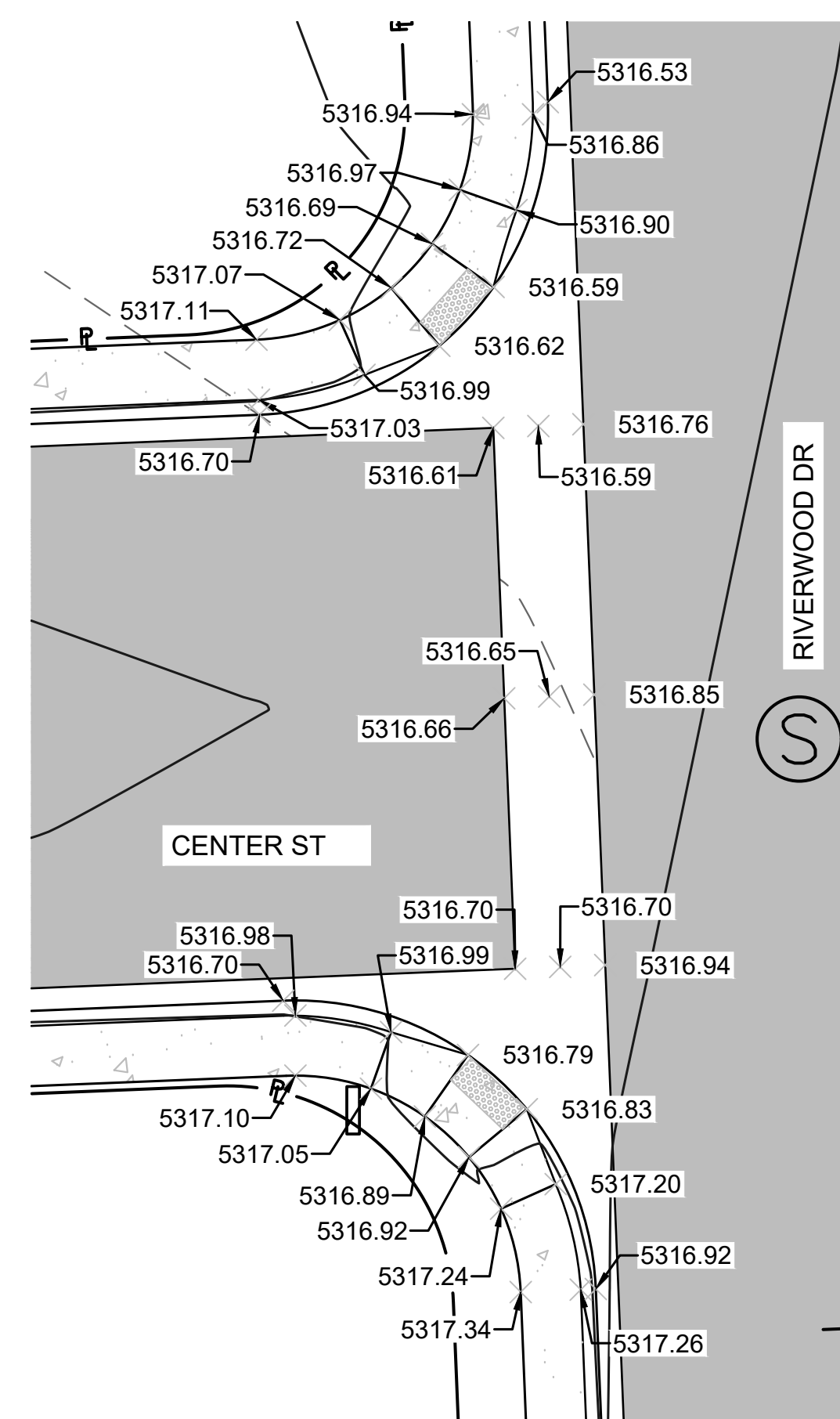
COTTONWOOD LN NORTH ADA



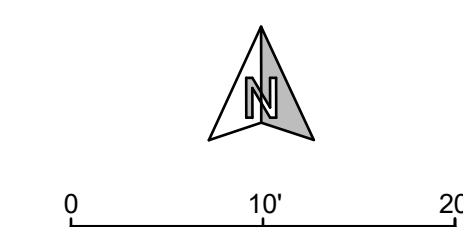
RIVERWOOD DR NORTH ADA



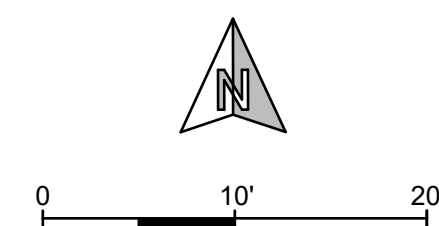
CENTER ST WEST ADA



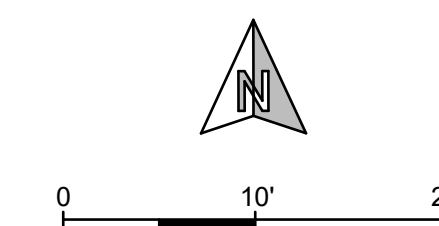
CENTER ST EAST ADA



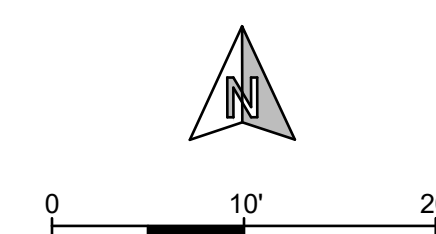
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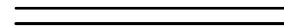
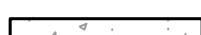
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LEGEND	
EXISTING FENCE	
PROPOSED PROPERTY LINE	
PROPOSED STORM SEWER PIPE	
PROPOSED NATURAL GAS LINE	
PROPOSED WATER PIPE	
EXISTING SANITARY MANHOLE	
PROPOSED SANITARY MANHOLE	
PROPOSED TRUNCATED DOMES	
PROPOSED CURB AND GUTTER	
EXISTING CURB AND GUTTER	
PROPOSED SIDEWALK	
PROPOSED ASPHALT	
EXISTING OVERHEAD POWER LINE	
PROPOSED MAJOR CONTOUR	
PROPOSED MINOR CONTOUR	
EXISTING MAJOR CONTOUR	
EXISTING MINOR CONTOUR	

CONSTRUCTION DOCUMENTS

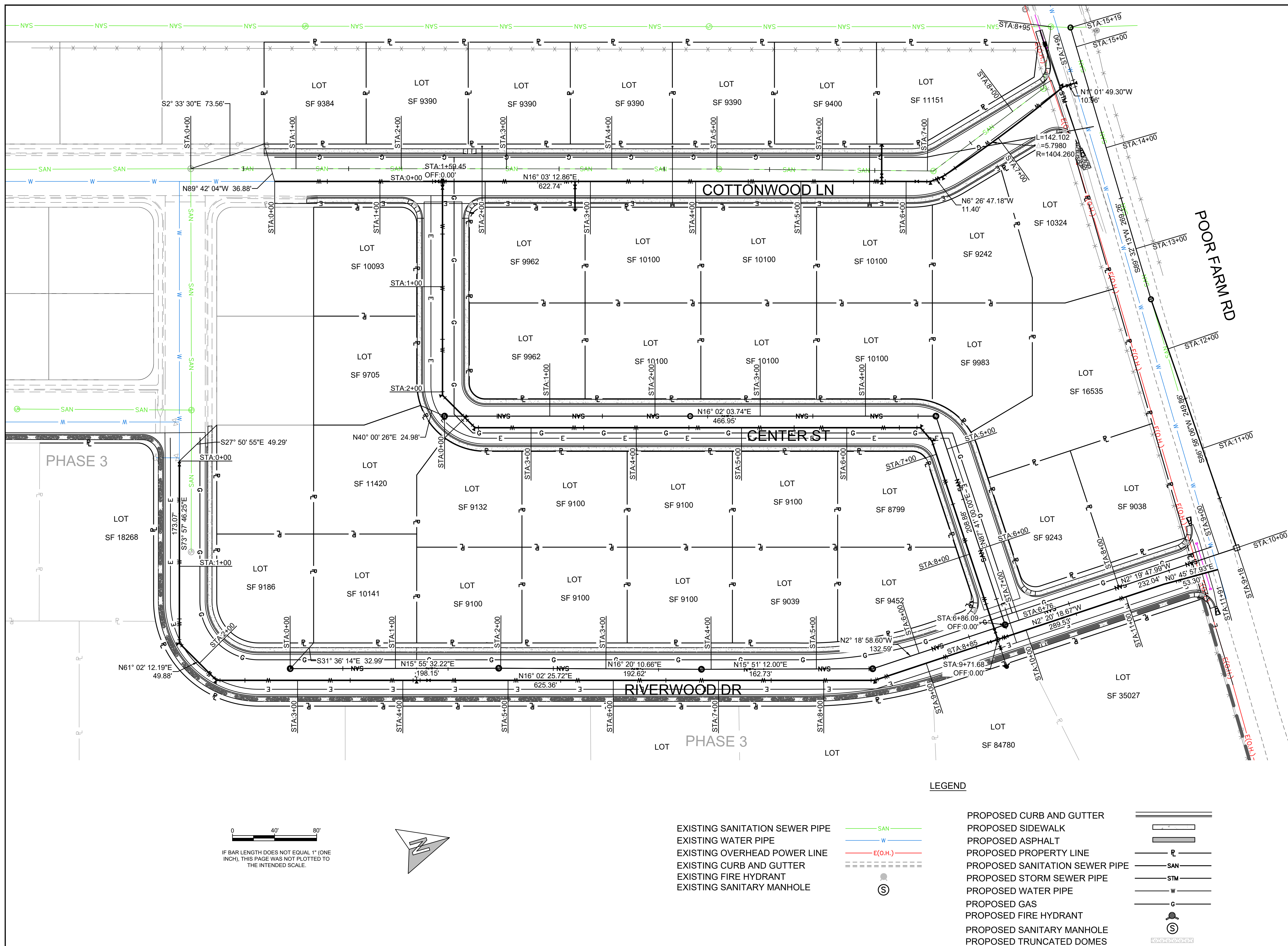
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

[illegible]

SHEET
C3.1

UTILITY LAYOUT



CONSTRUCTION DOCUMENTS

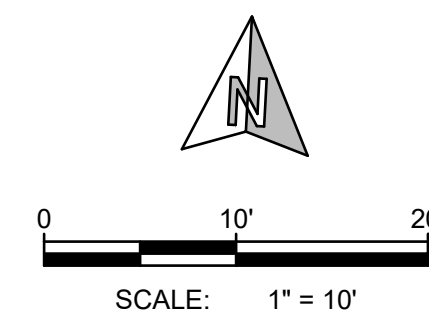
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW₄ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

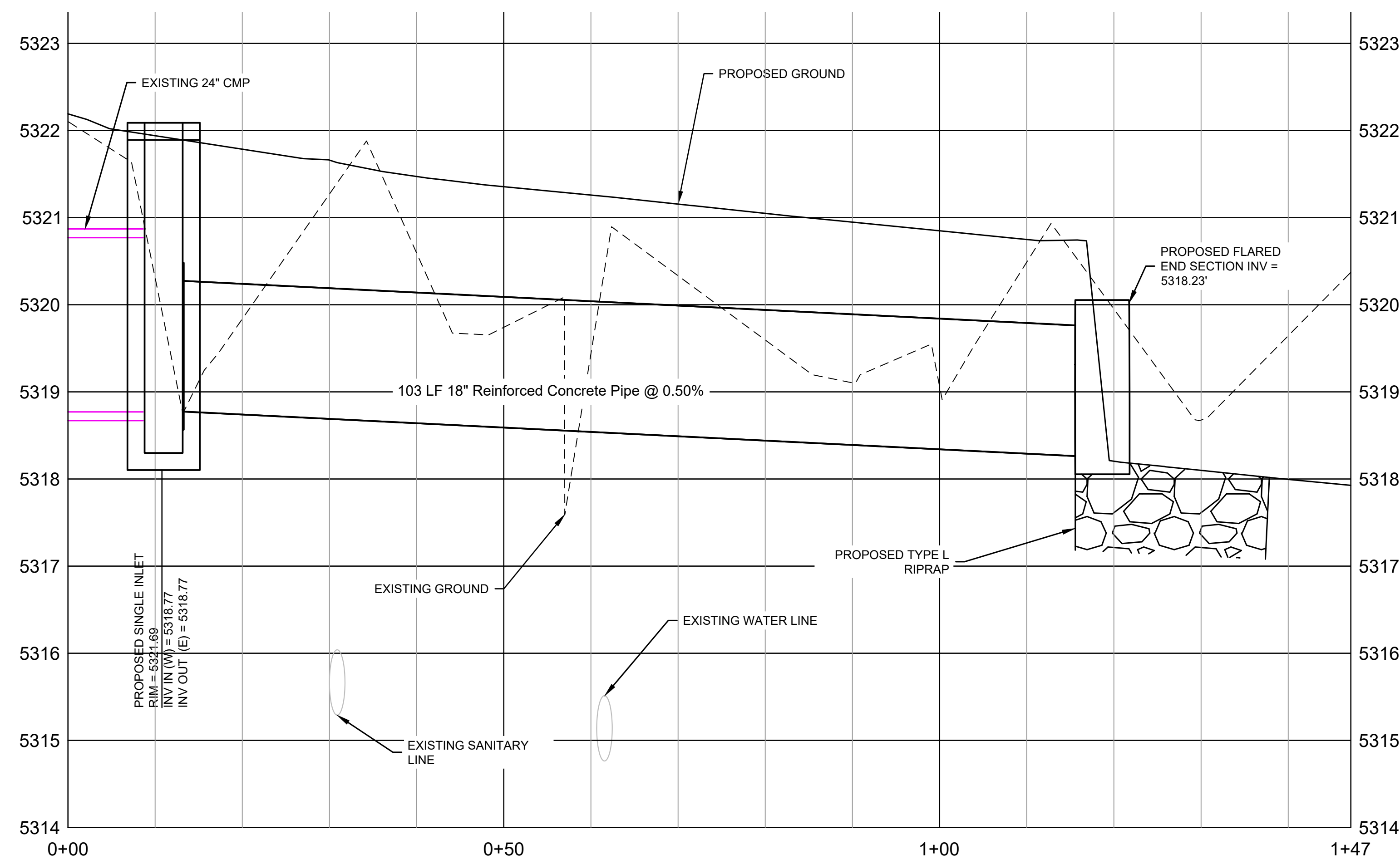
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SHEET
C3.2

STORM WATER P&P



STORM SEWER - PLAN VIEW



STORM SEWER - PROFILE
SCALE: VERTICAL: 1" = 1' | HORIZONTAL: 1" = 10'

LEGEND

- | | |
|--------------------------------|---|
| PROPOSED PROPERTY LINE |  |
| PROPOSED SANITATION SEWER PIPE |  |
| PROPOSED STORM SEWER PIPE |  |
| PROPOSED WATER PIPE |  |
| PROPOSED CURB AND GUTTER |  |
| PROPOSED TRUNCATED DOMES |  |
| PROPOSED SIDEWALK |  |
| PROPOSED ASPHALT |  |
| EXISTING SANITATION SEWER PIPE |  |
| EXISTING WATER PIPE |  |
| EXISTING OVERHEAD POWER LINE |  |
| EXISTING CURB AND GUTTER |  |
| PROPOSED SANITARY MANHOLE |  |
| EXISTING SANITARY MANHOLE |  |
| PROPOSED FIRE HYDRANT |  |
| EXISTING FIRE HYDRANT |  |

NOTES

1. 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.

FOR REVIEW

CONSTRUCTION DOCUMENTS

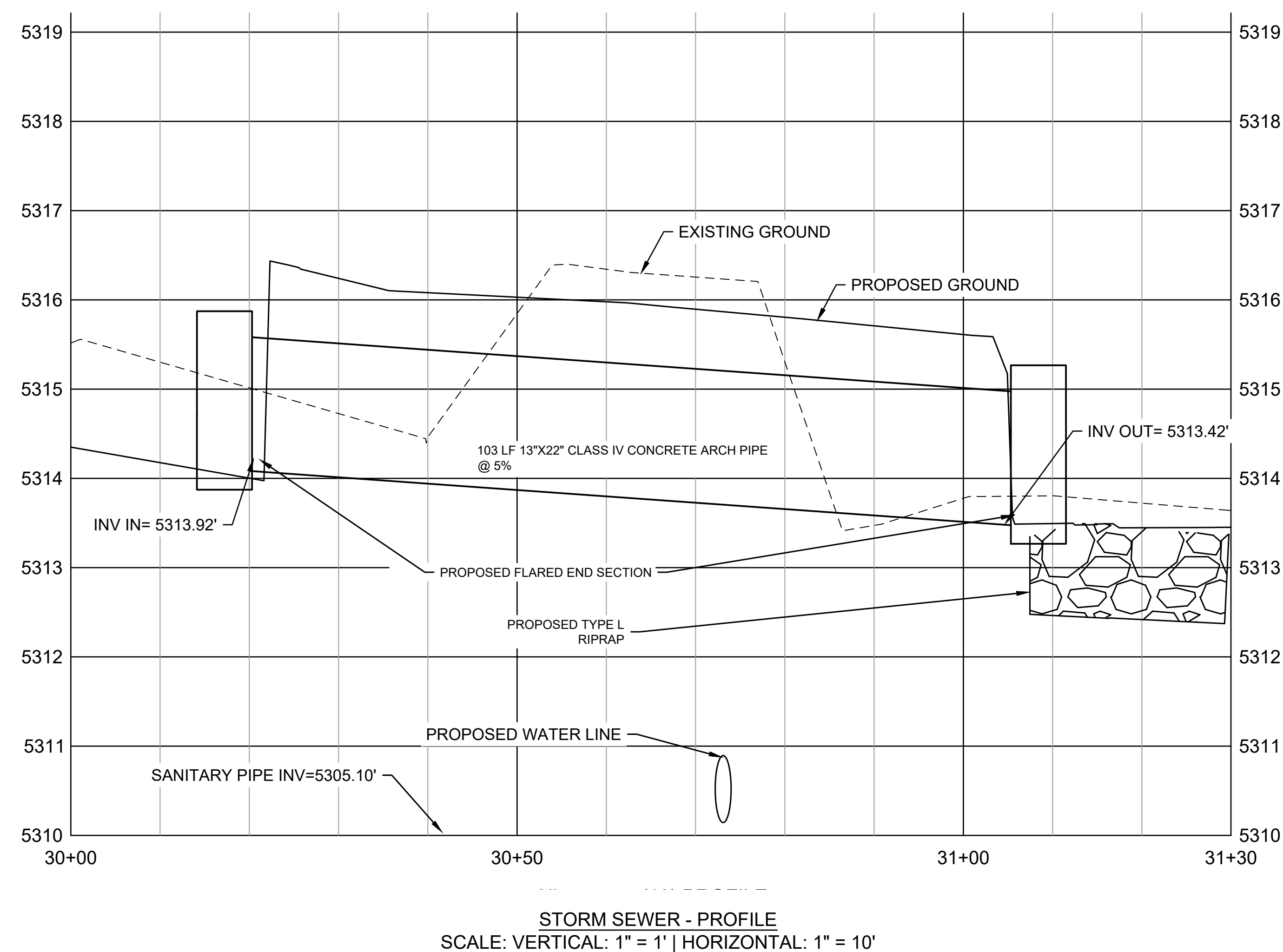
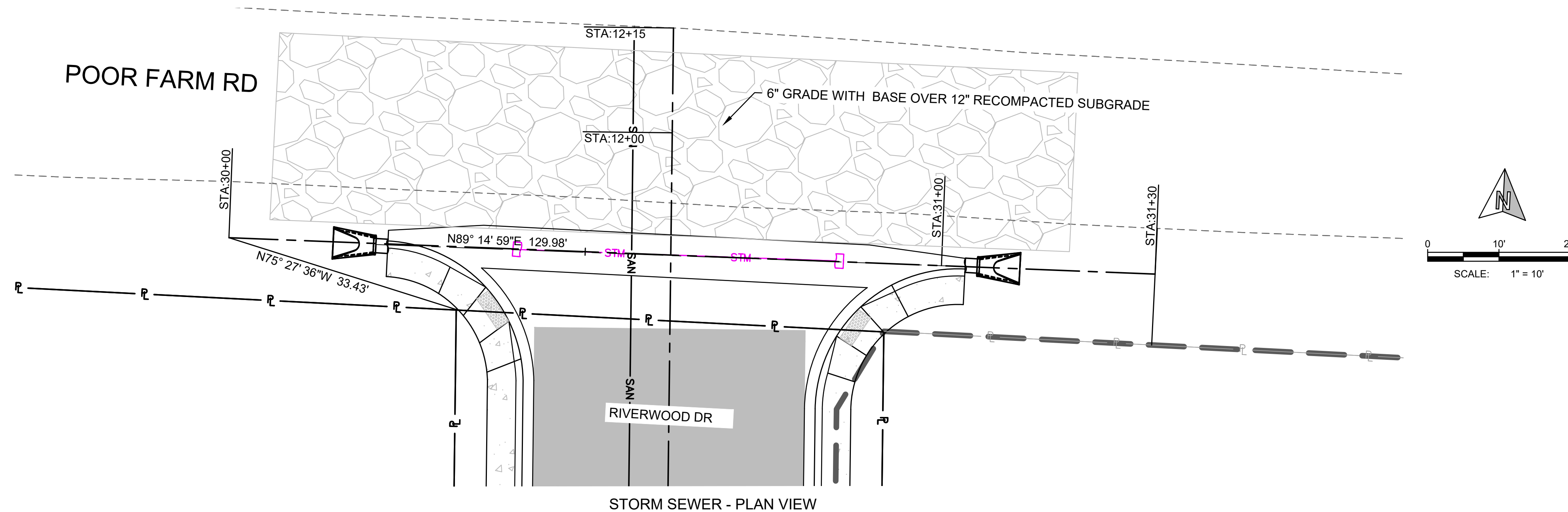
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

[illegible]

SHEET
C3.3

STORM WATER P&P



NOTES

1. 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.

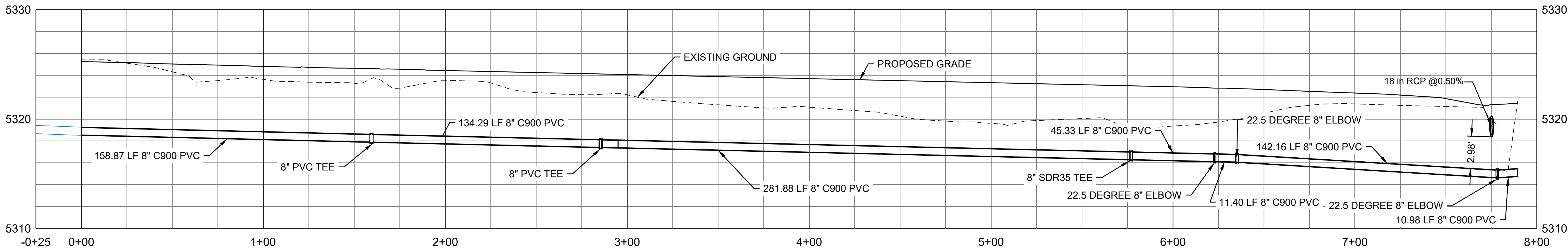


RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

SHEET
C4.1

COTTONWOOD
WATER P&P



COTTONWOOD LANE - PROFILE VIEW
SCALE: VERTICAL: 1" = 5' | HORIZONTAL: 1" = 30'



FOR REVIEW

CONSTRUCTION DOCUMENTS

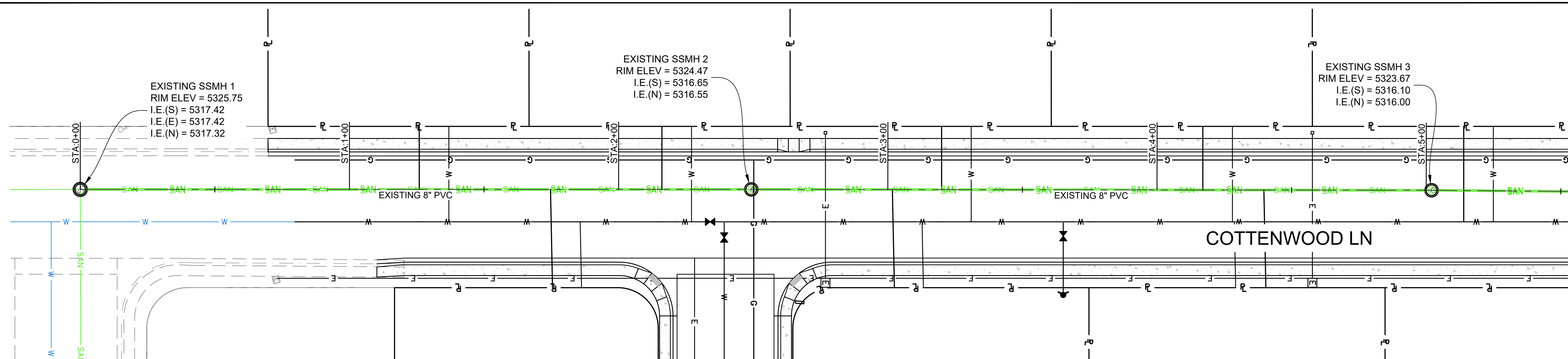
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

[illegible]

SHEET
C5.1

COTTONWOOD
SANITARY P&P

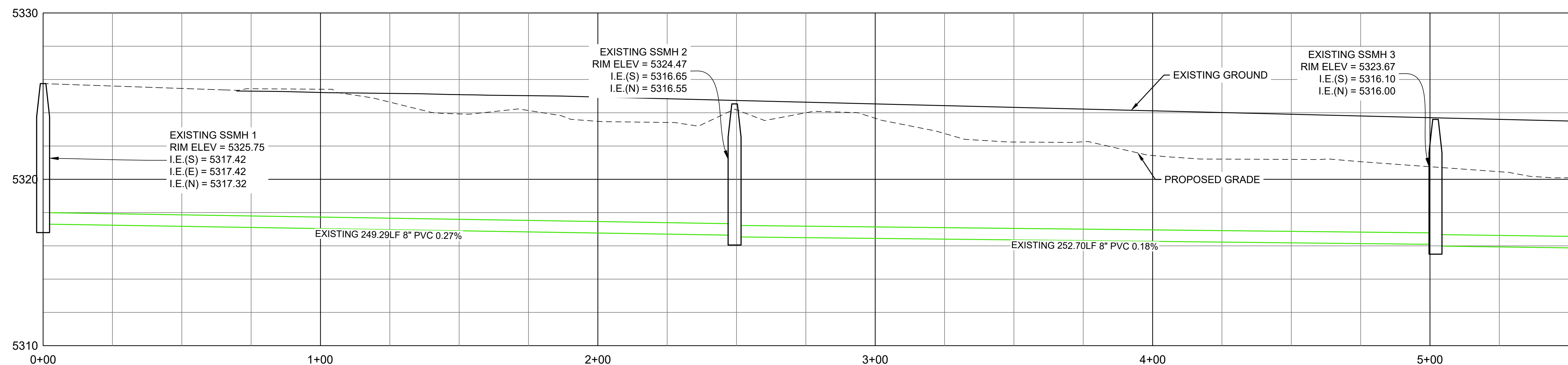
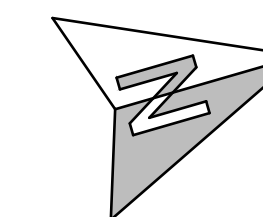
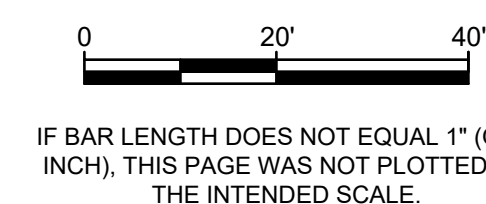


LEGEND

- | | | |
|--------------------------------|---|-----------------------|
| PROPOSED PROPERTY LINE |  | $\overline{\text{P}}$ |
| PROPOSED SANITATION SEWER PIPE |  | SAN |
| PROPOSED STORM SEWER PIPE |  | STM |
| PROPOSED WATER PIPE |  | W |
| PROPOSED CURB AND GUTTER |  | |
| PROPOSED TRUNCATED DOMES |  | |
| PROPOSED SIDEWALK |  | |
| PROPOSED ASPHALT |  | |
| EXISTING SANITATION SEWER PIPE |  | SAN |
| EXISTING WATER PIPE |  | W |
| EXISTING OVERHEAD POWER LINE |  | E(O.H.) |
| EXISTING CURB AND GUTTER |  | |
| PROPOSED SANITARY MANHOLE |  | |
| EXISTING SANITARY MANHOLE |  | |
| PROPOSED FIRE HYDRANT |  | |
| EXISTING FIRE HYDRANT |  | |

NOTE:

- 1) EXISTING SANITARY SEWER PROFILES WERE CREATED WITH PREVIOUS DESIGN INFORMATION, CONTRACT MUST VERIFY LOCATION IN FIELD AND CONTACT ENGINEER IF THERE ARE ANY VARIATIONS FROM THE PLAN.



COTTONWOOD LN - PROFILE VIEW
SCALE: VERTICAL: 1" = 5' | HORIZONTAL: 1" = 30'



FOR REVIEW

CONSTRUCTION DOCUMENTS

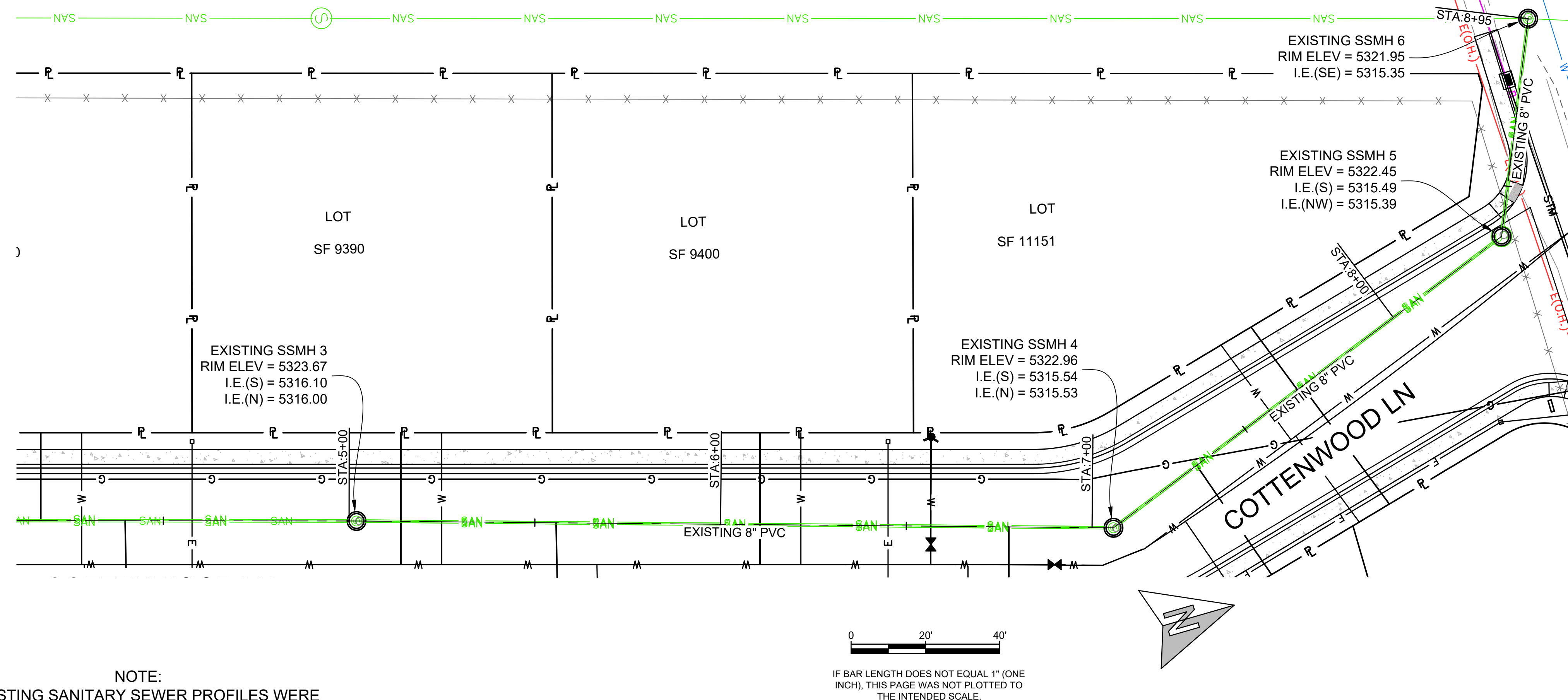
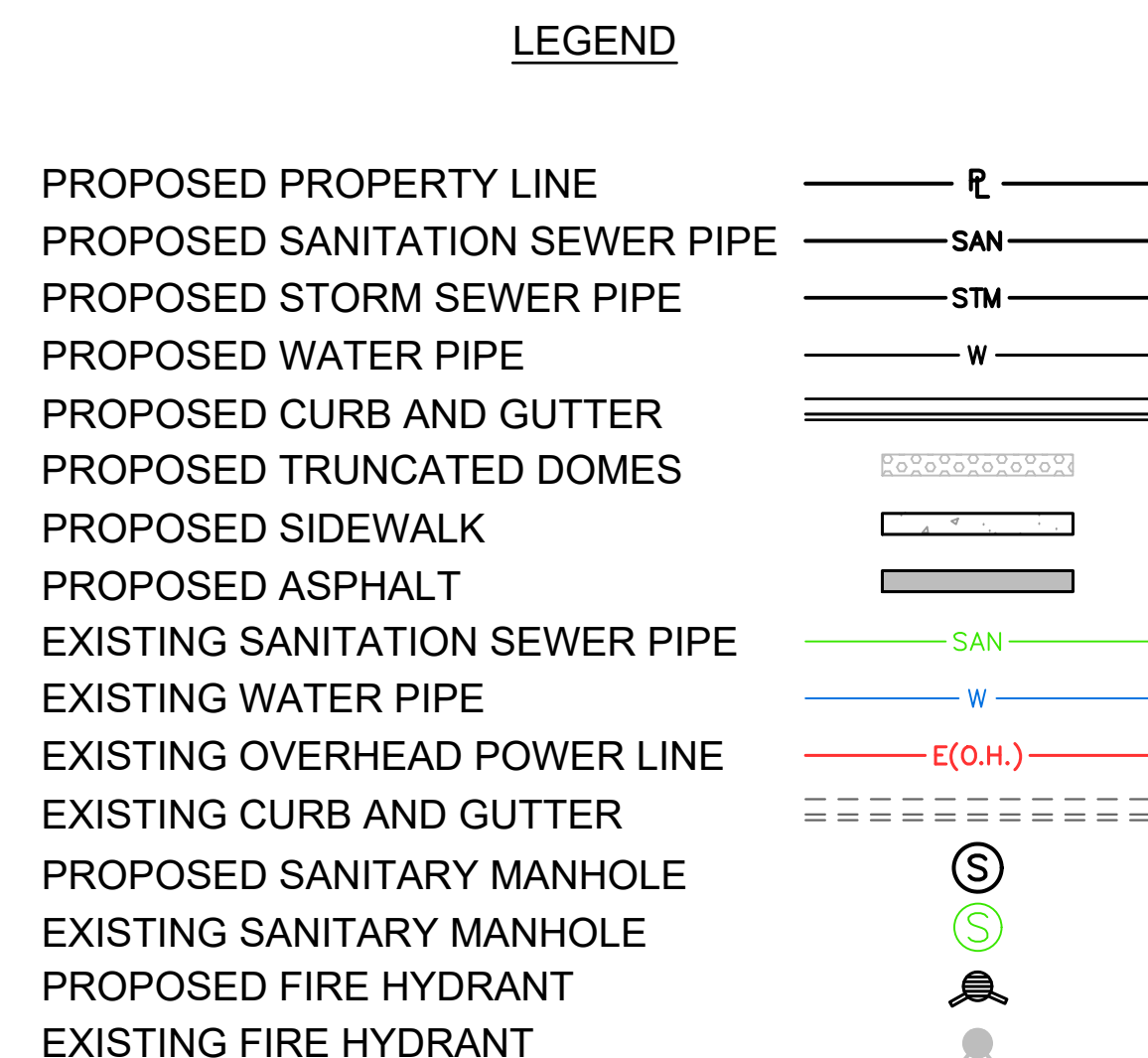
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

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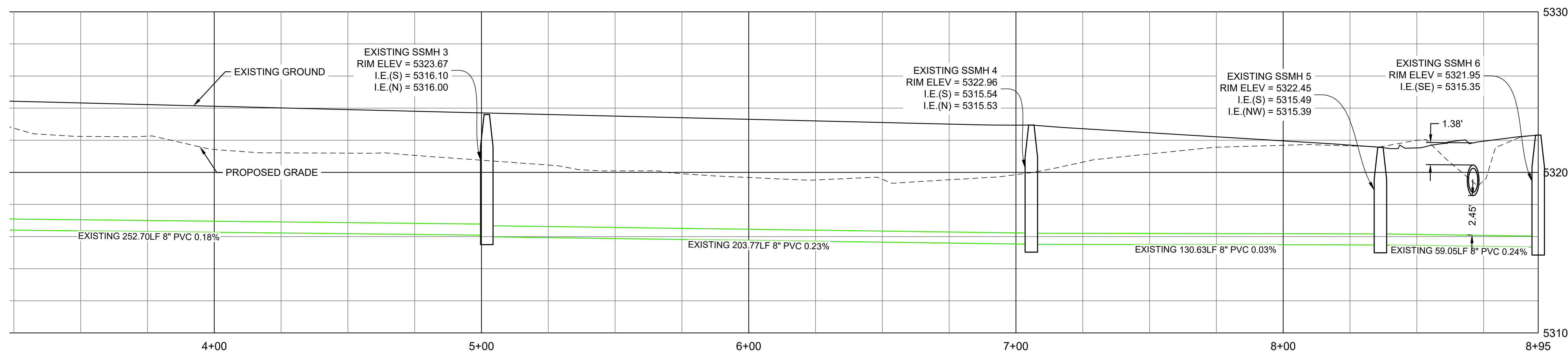
SHEET
C5.1

COTTONWOOD
SANITARY P&P



NOTE:

1) EXISTING SANITARY SEWER PROFILES WERE CREATED WITH PREVIOUS DESIGN INFORMATION, CONTRACT MUST VERIFY LOCATION IN FIELD AND CONTACT ENGINEER IF THERE ARE ANY VARIATIONS FROM THE PLAN.



COTTONWOOD LN - PROFILE VIEW
SCALE: VERTICAL: 1" = 5' | HORIZONTAL: 1" = 30'

FOR REVIEW

CONSTRUCTION DOCUMENTS

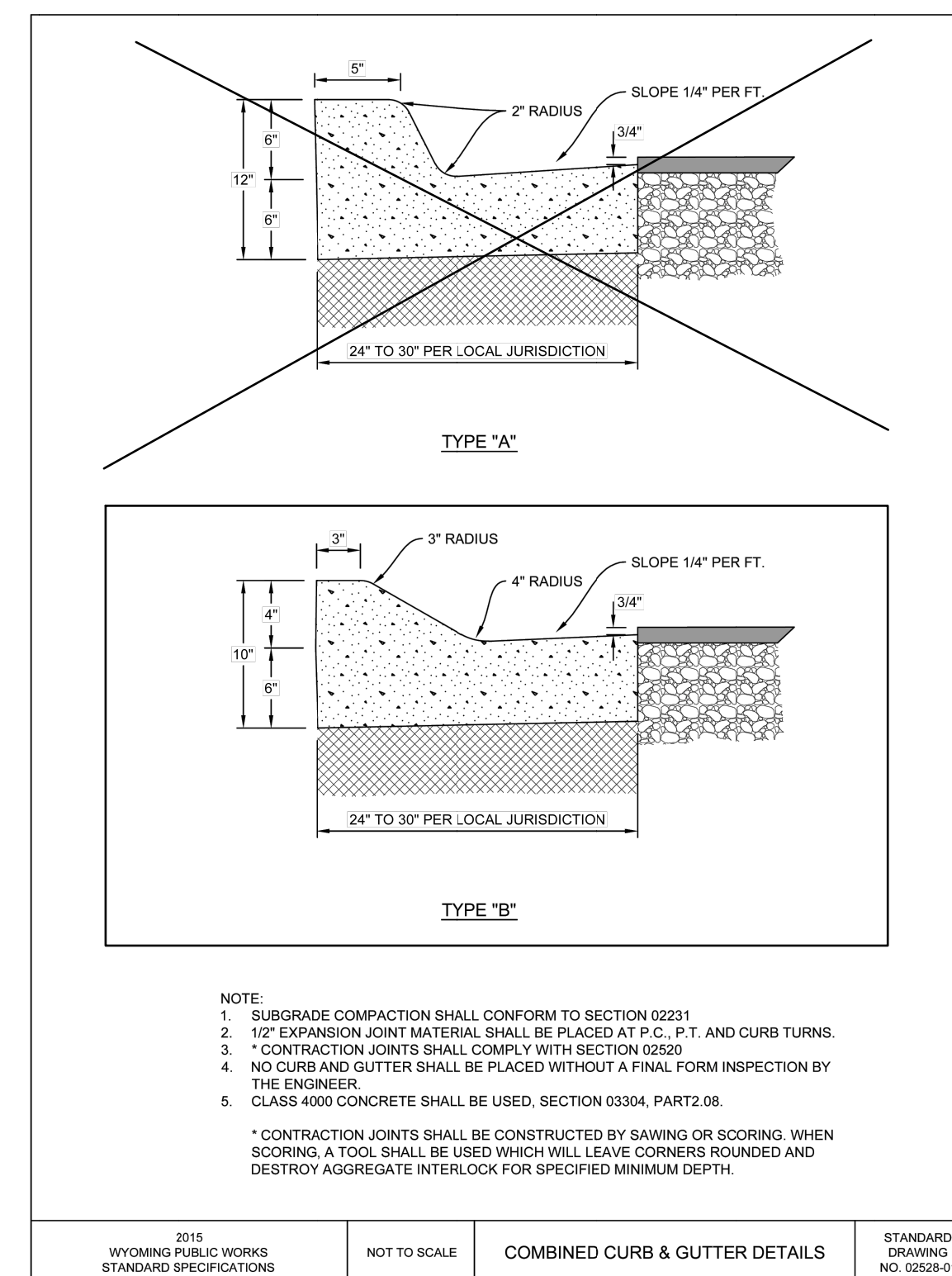
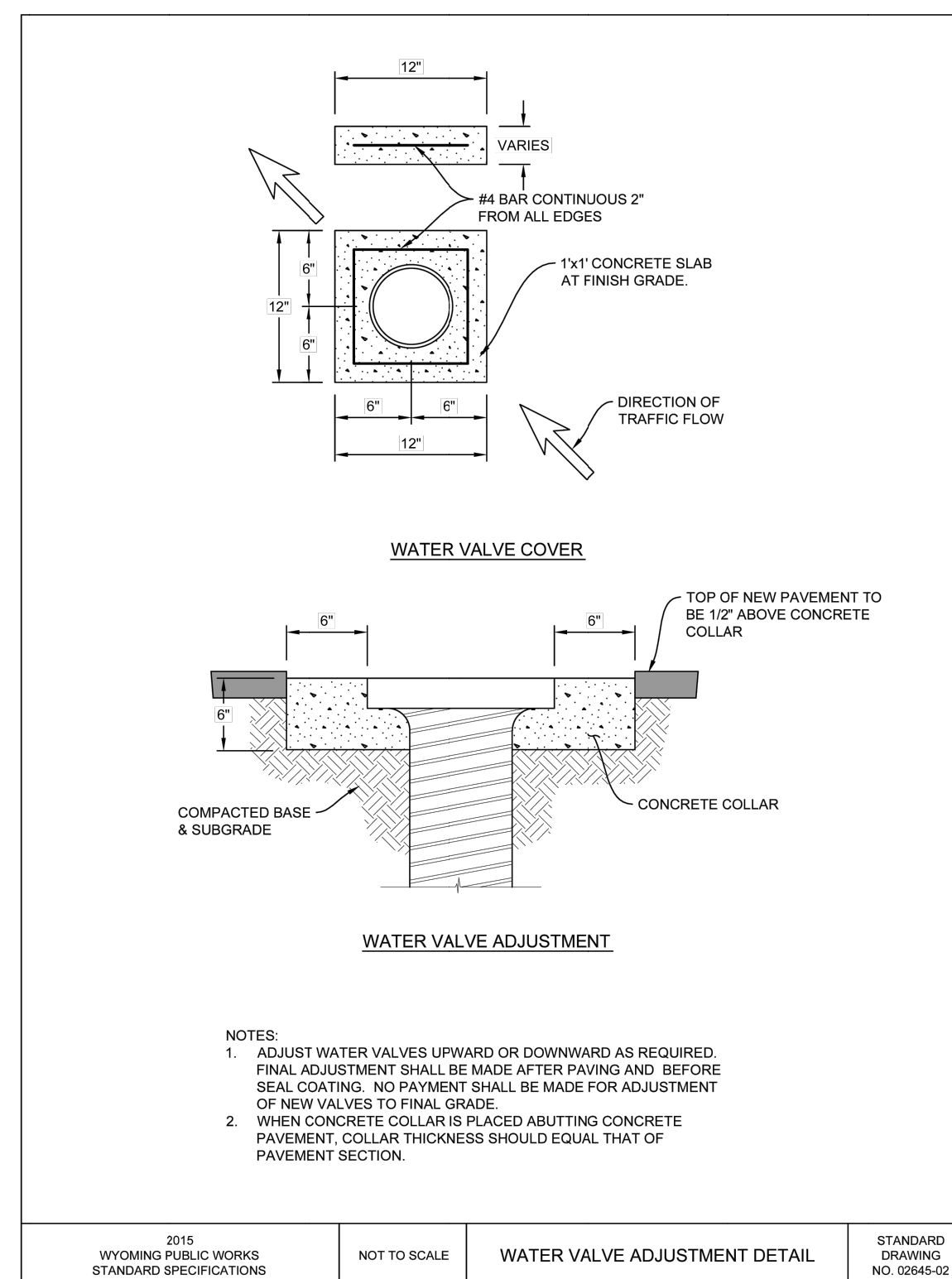
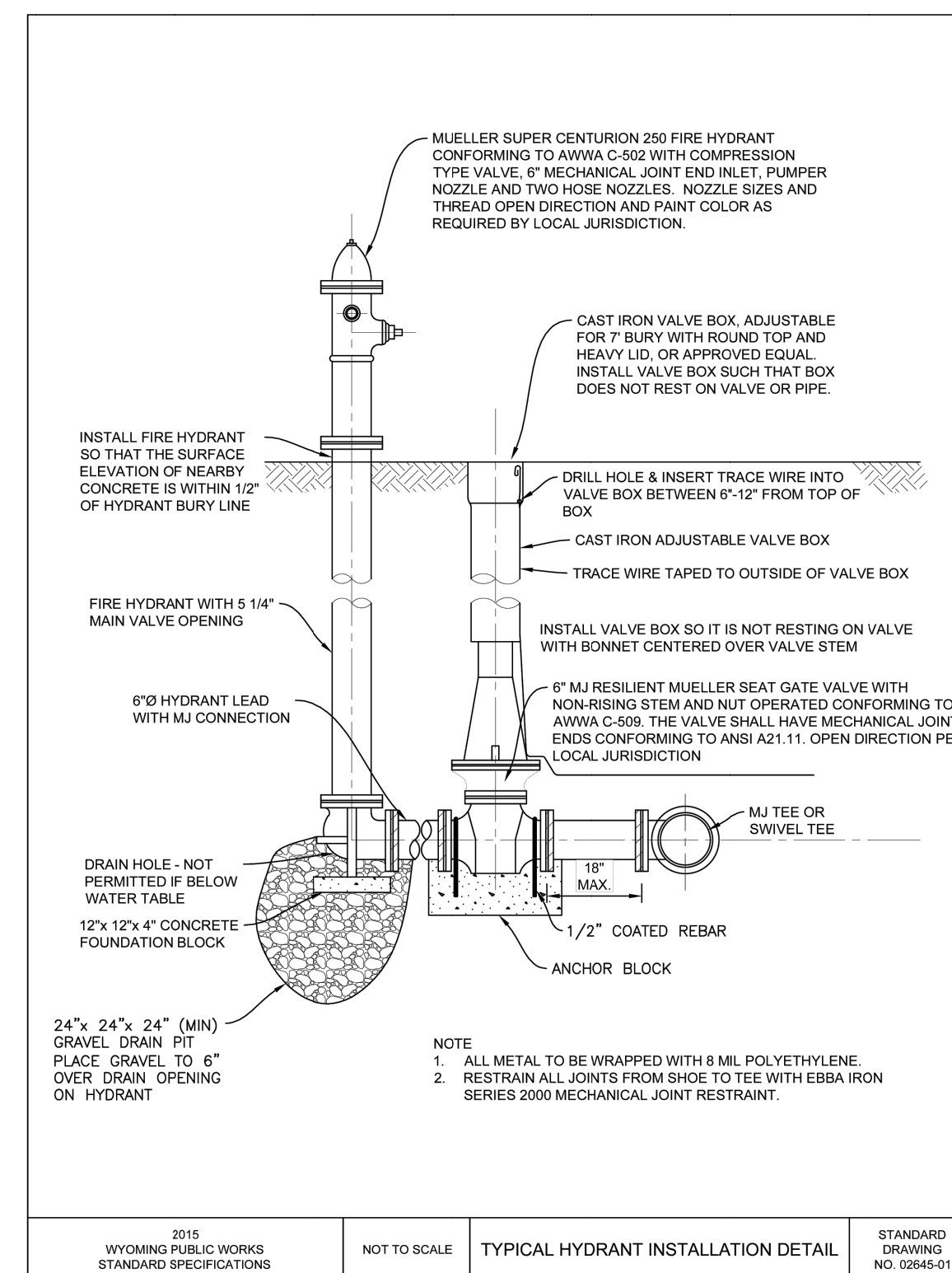
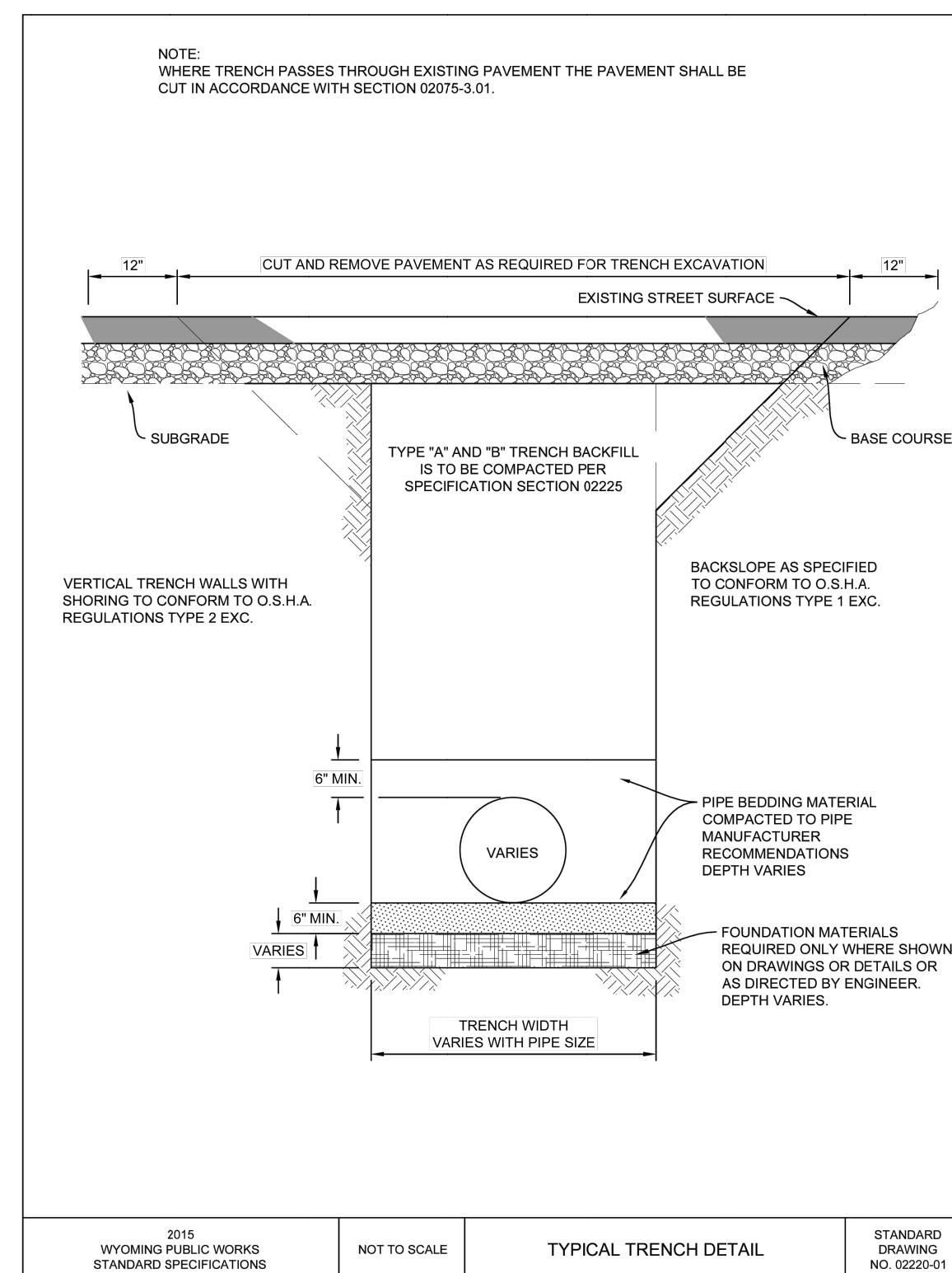
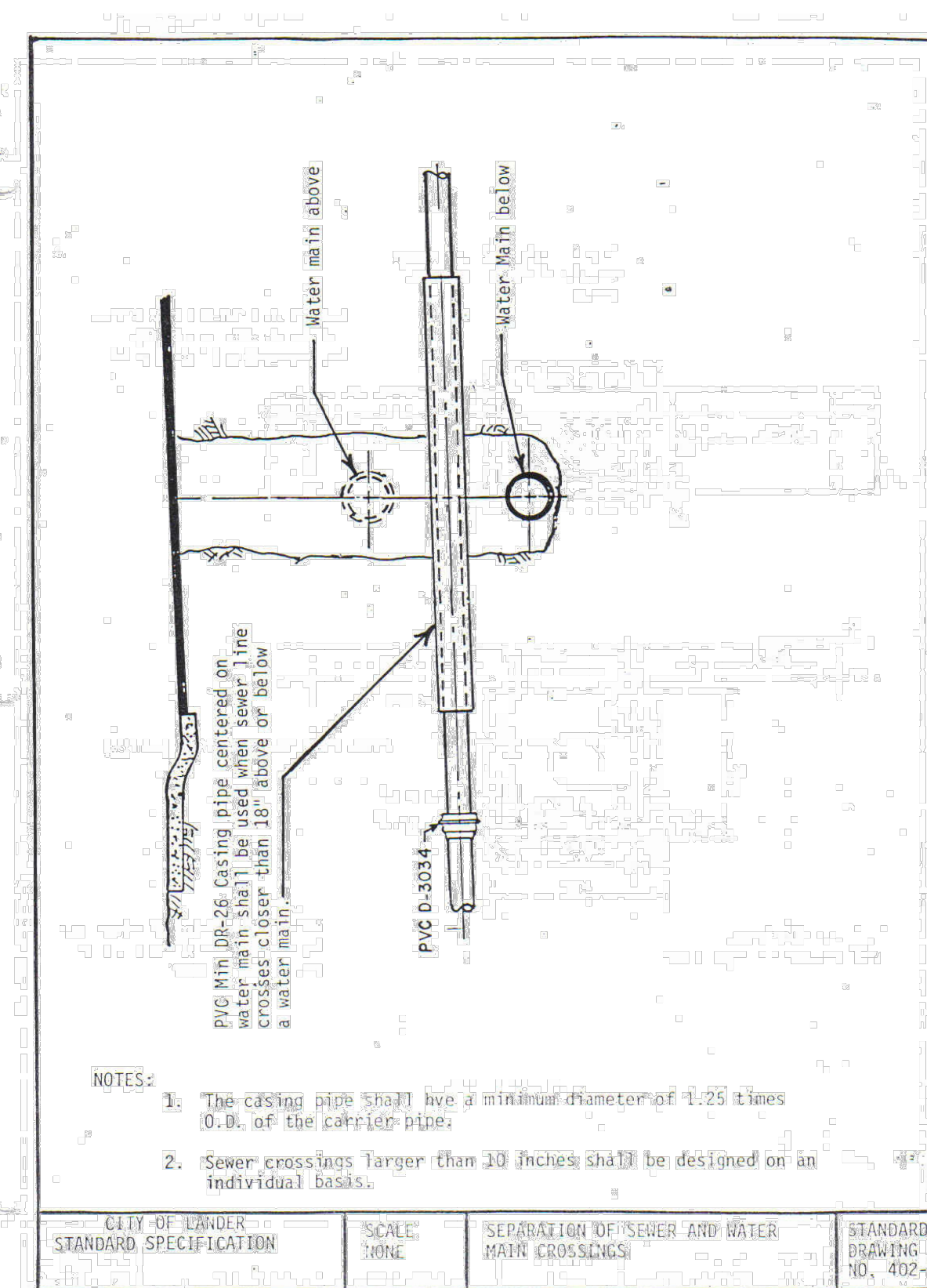
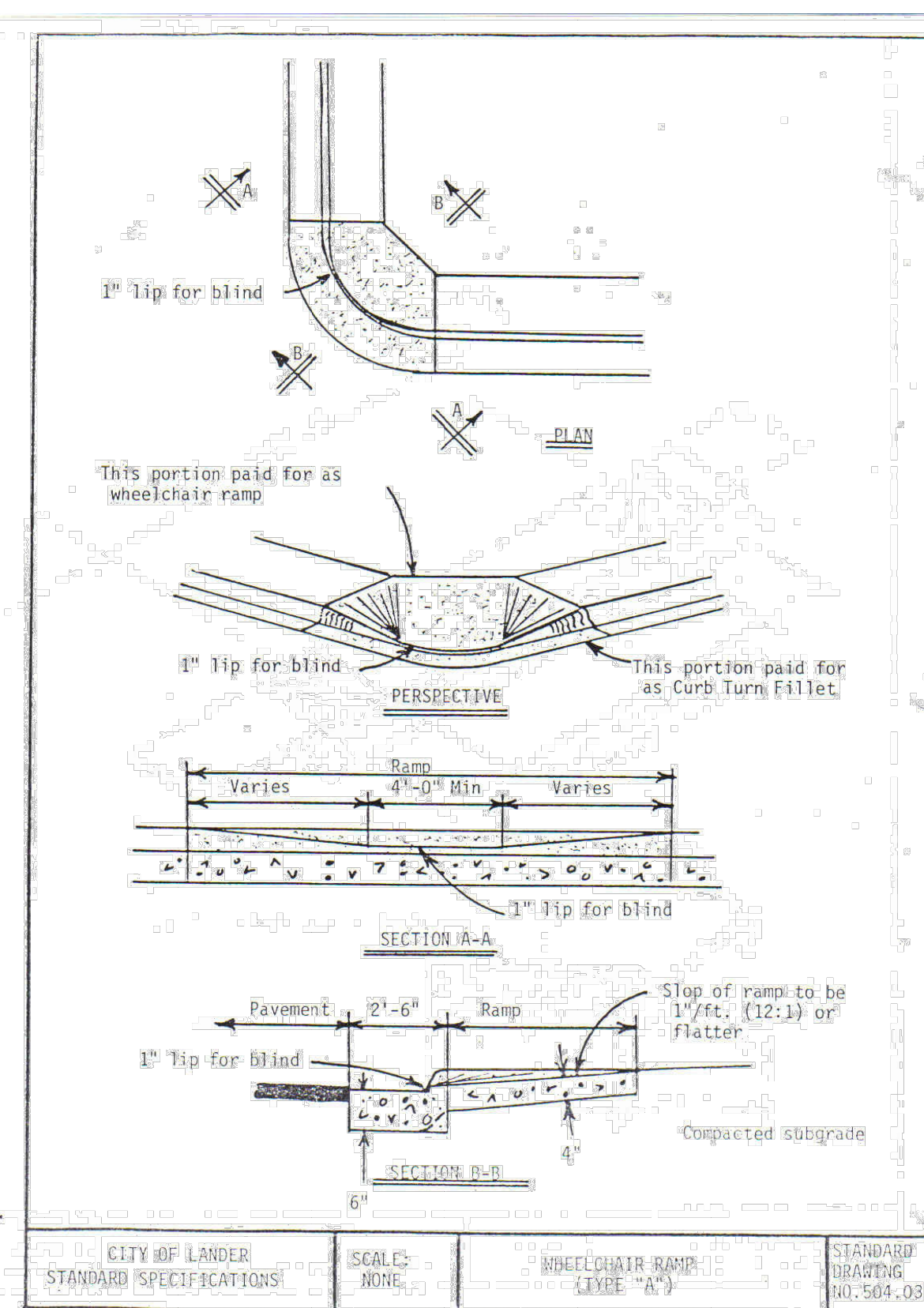
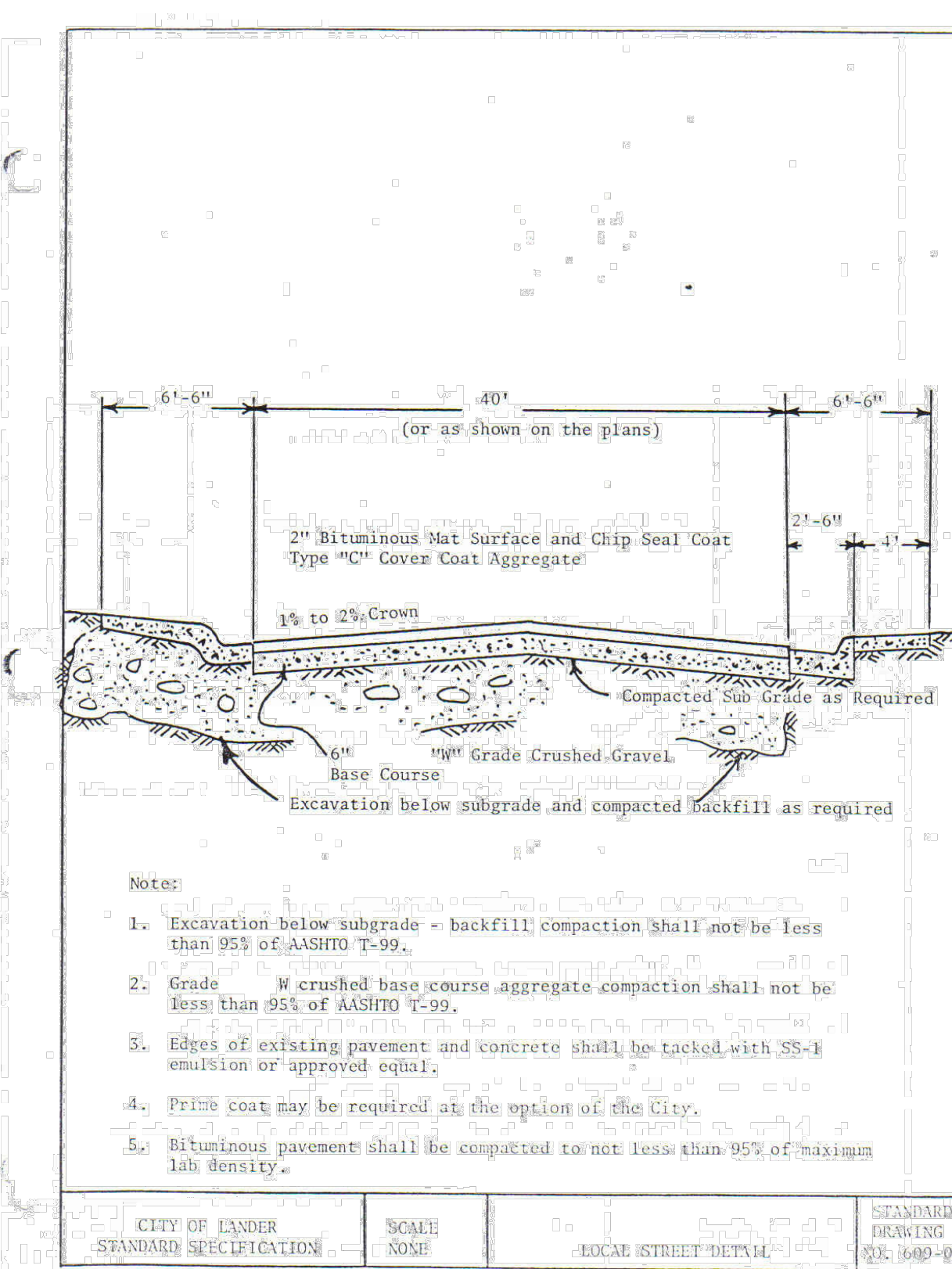
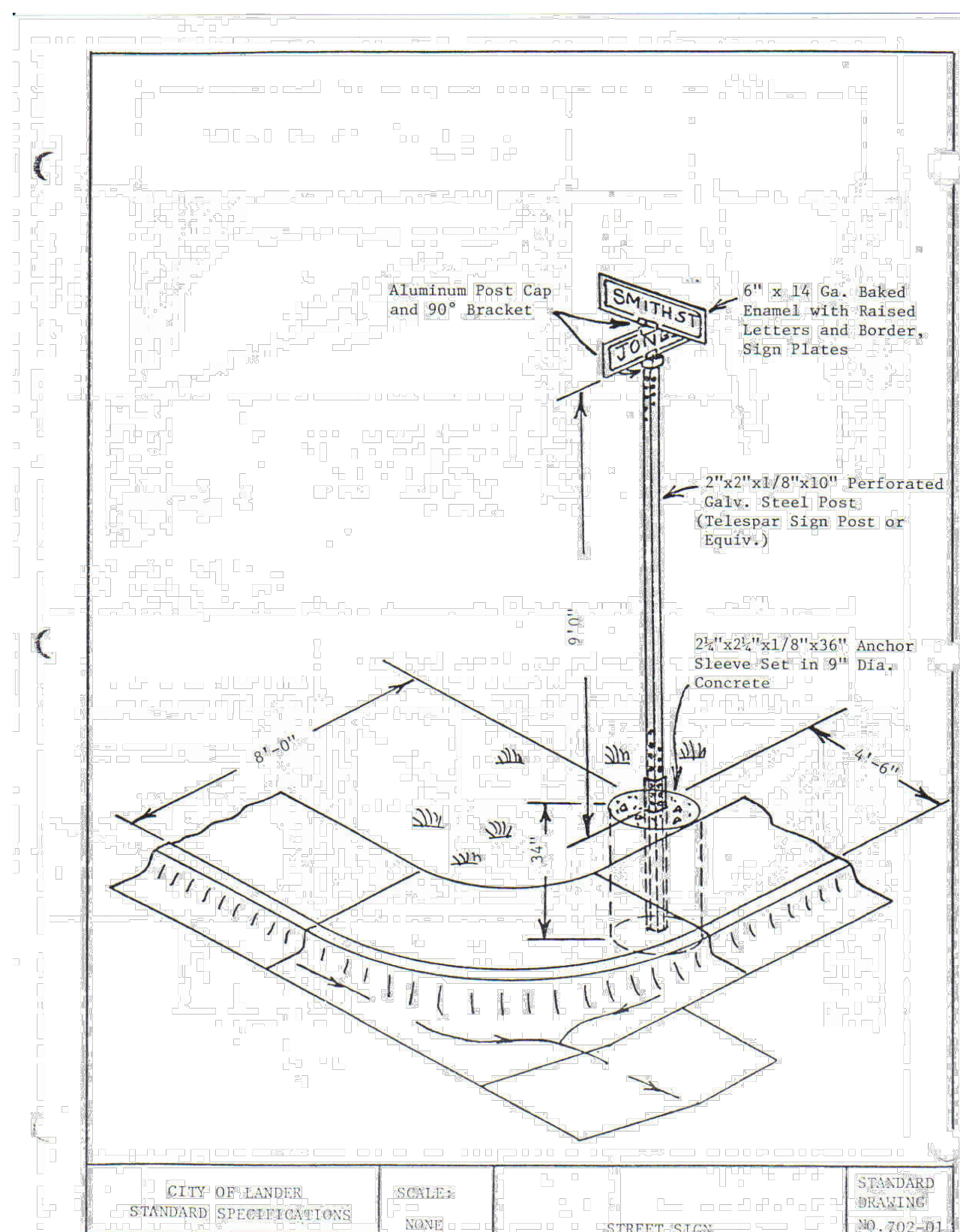
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW¹₄ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

[illegible]

SHEET
C7.1

DETAILS





155 N 1ST ST, STE A
LANDER, WY 82520
307-349-0840
chat@fremontsurveying.com

FOR REVIEW

CONSTRUCTION DOCUMENTS

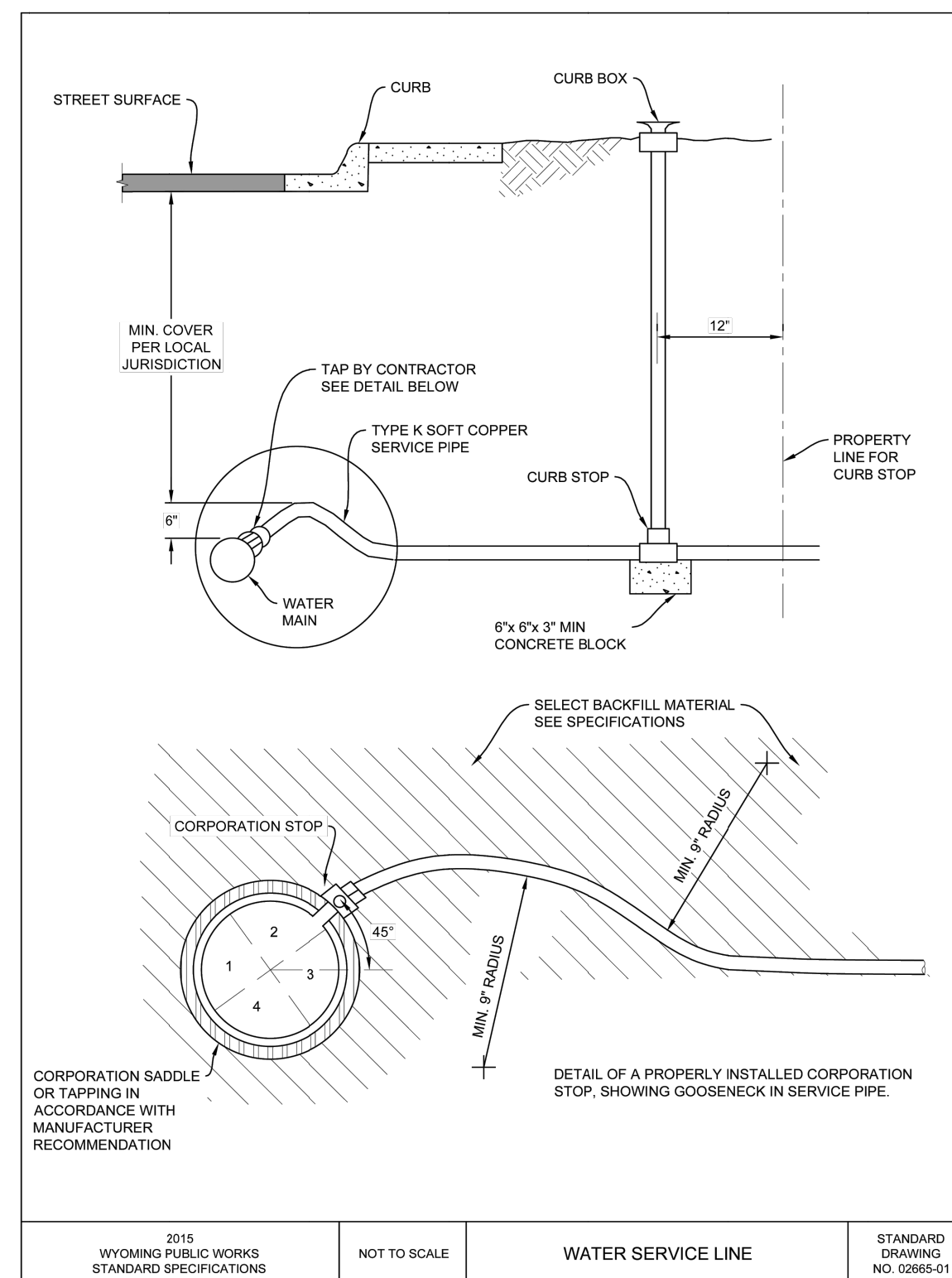
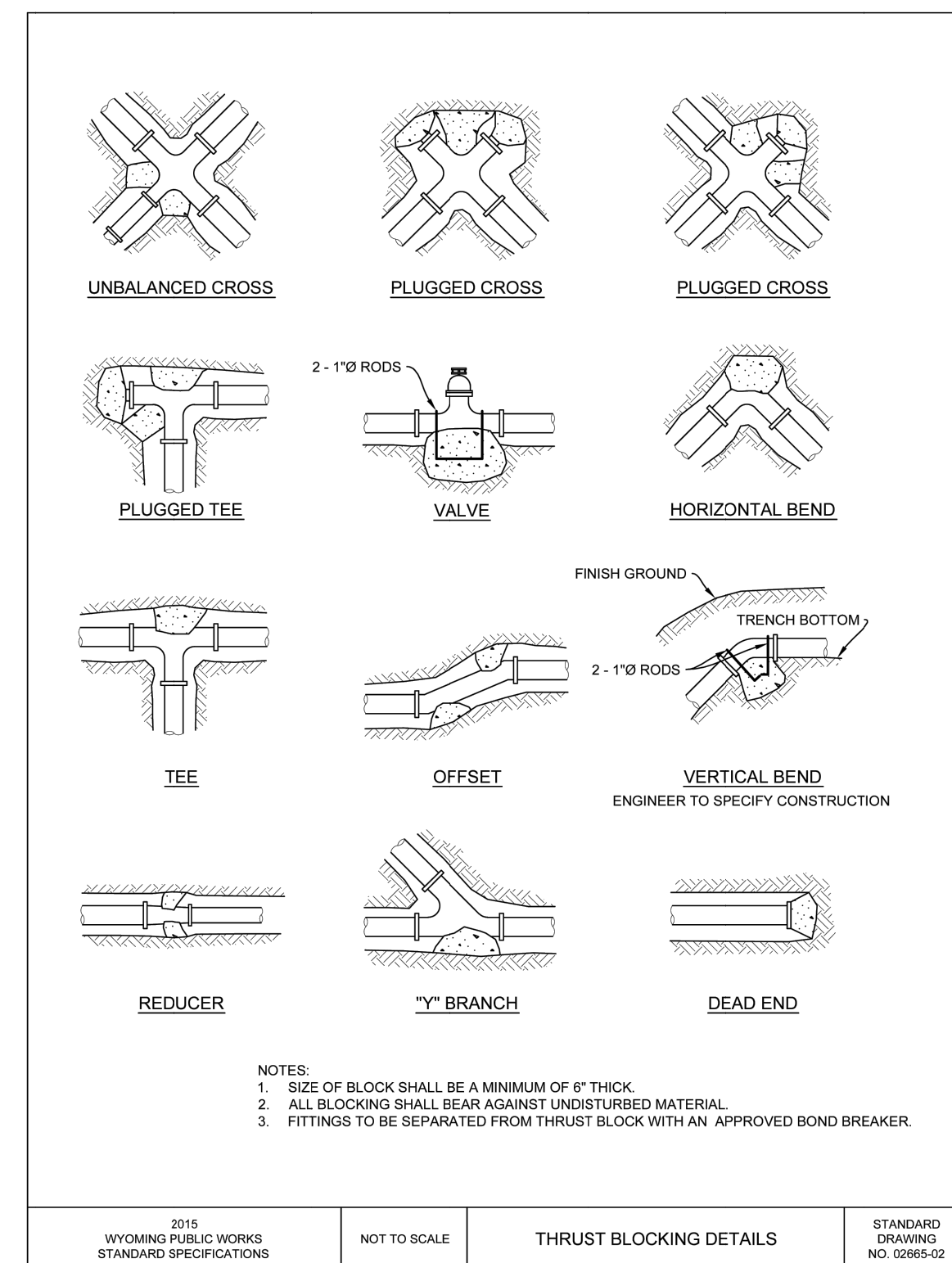
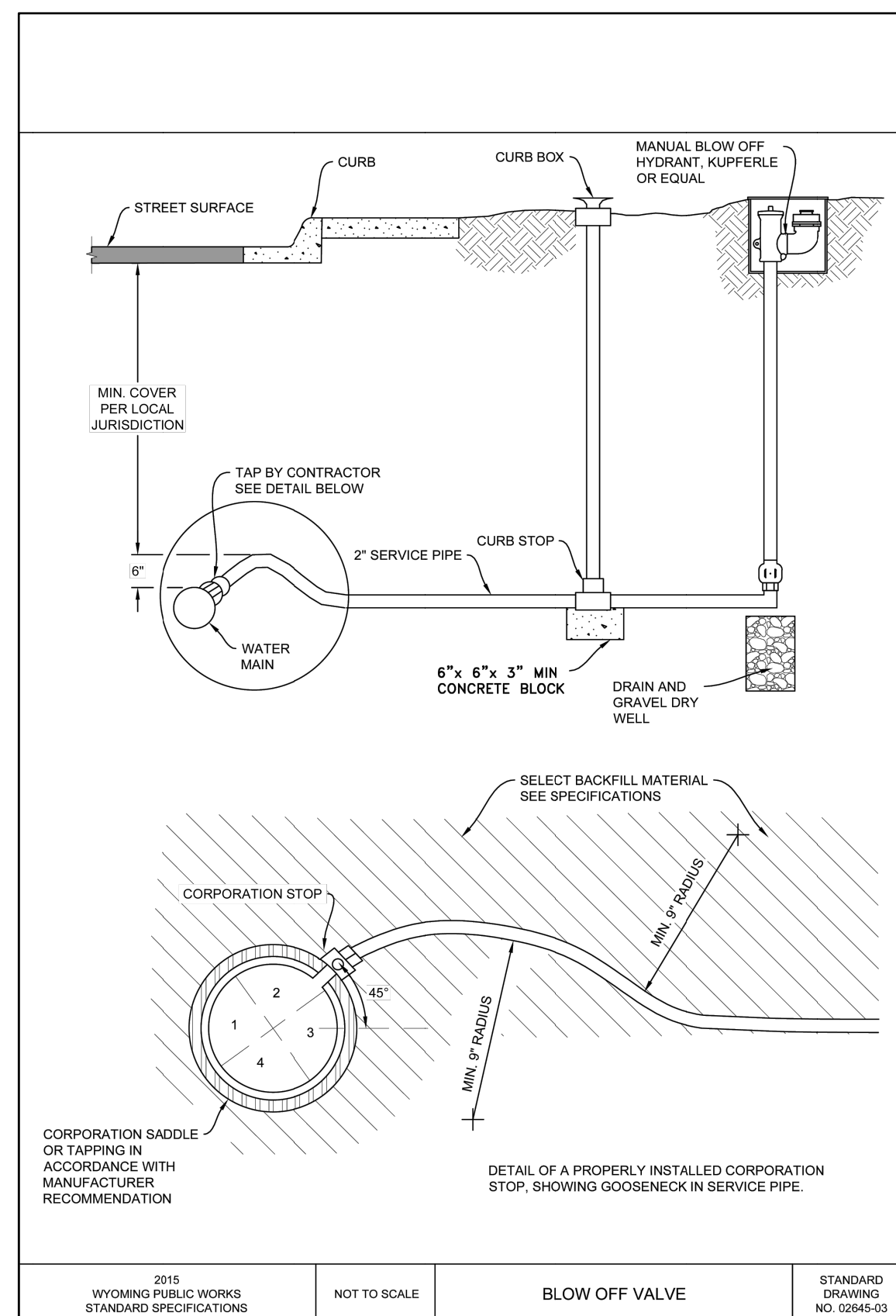
RIVERWOOD ESTATES SUBDIVISION
PHASE 2

NW $\frac{1}{4}$ OF SECTION 17, T33N, R99W, 6th PM
CITY OF LANDER, WY

[illegible]

SHEET
C7.2

DETAILS

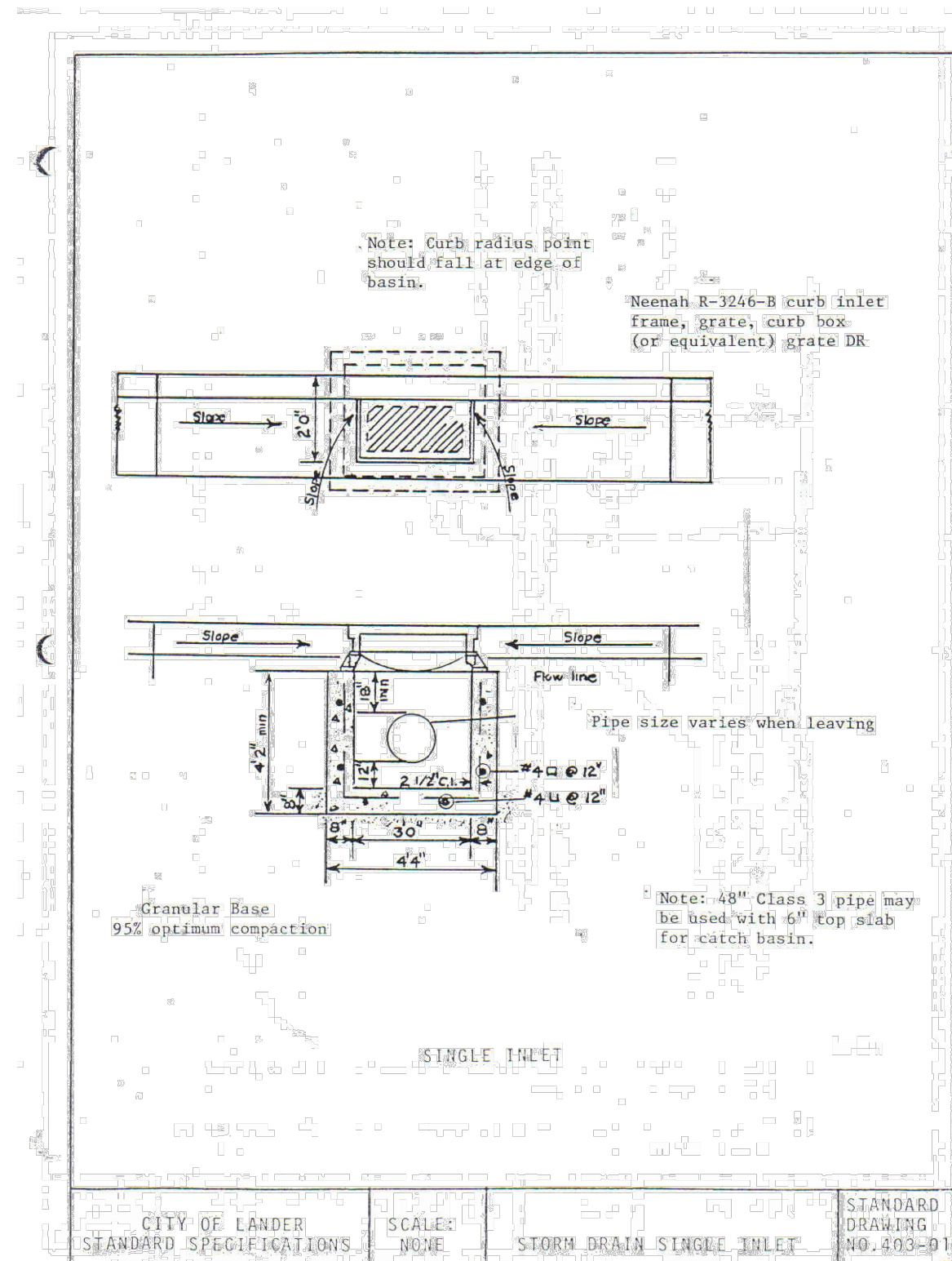
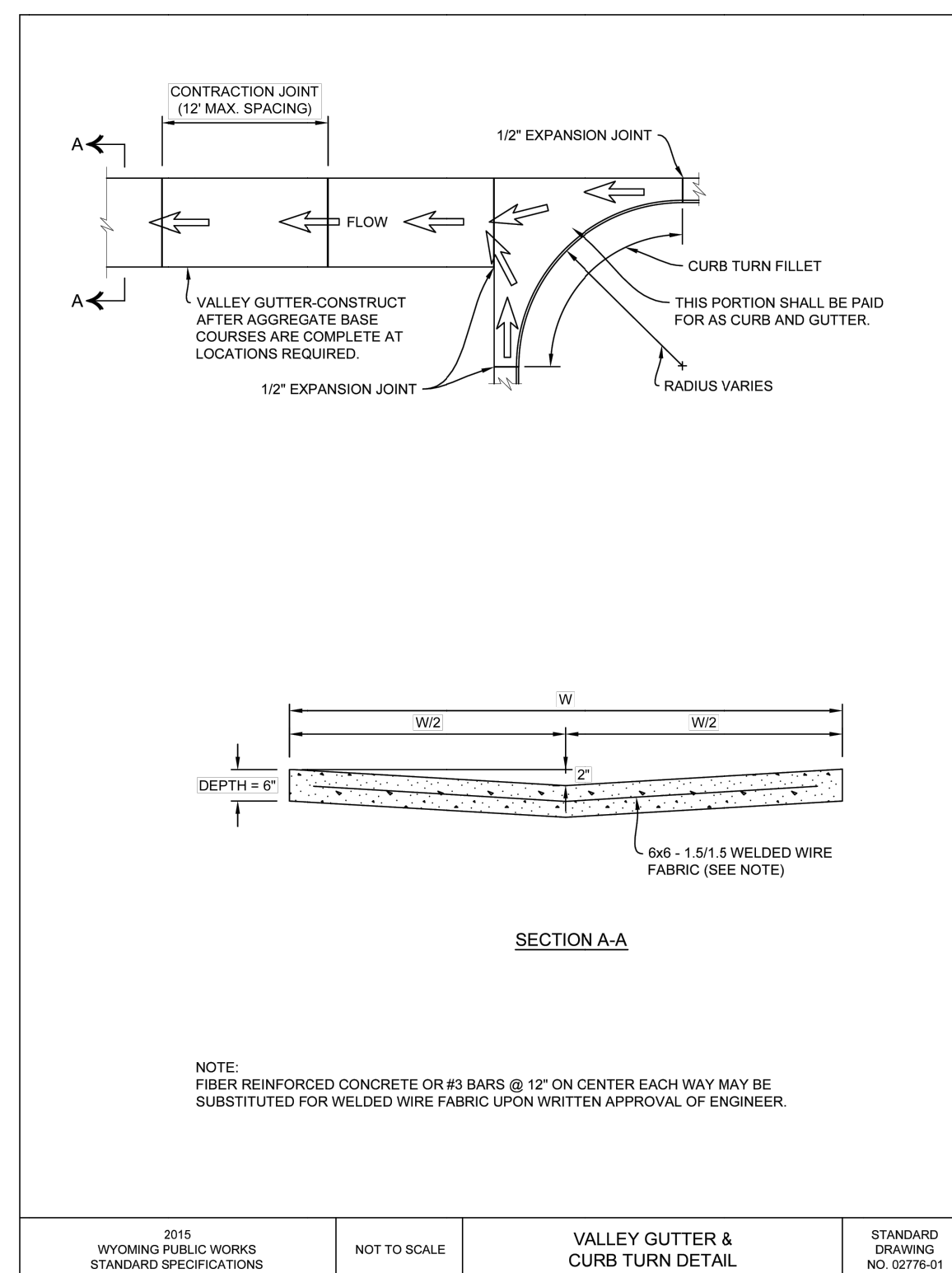


MINIMUM DIMENSIONS FOR THRUST BLOCKING											MINIMUM THRUST BLOCK DIMENSIONS		NOT TO SCALE		1915 WOMAN STANDARD SPECIFICATIONS		STANDARD WORKMANSHIP STANDARD SPECIFICATIONS	
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22:12 REDS		11 1/4" BENDS									
	A	B	A	B	A	B	A	B	A	B	A	B						
4"	1-7"	1-2"	1-6"	1-6"	1-4"	1-4"	1-3"	1-3"	0-6"	0-6"	0-6"	0-6"						
6"	2-0"	1-11"	2-5"	2-2"	1-10"	1-7"	1-9"	1-6"	1-0"	1-0"	1-0"	0-6"						
8"	2-6"	2-6"	3-2"	3-0"	2-5"	2-1"	1-9"	1-6"	1-0"	1-0"	1-0"	0-6"						
10"	3-4"	3-3"	4-0"	3-7"	3-4"	2-9"	2-2"	1-11"	1-6"	1-0"	1-0"	0-6"						
12"	4-0"	3-10"	4-6"	4-6"	3-4"	3-3"	2-7"	2-3"	2-0"	1-0"	1-0"	0-6"						
14"	5-5"	5-10"	6-6"	4-11"	4-6"	3-5"	3-5"	2-6"	2-0"	1-0"	1-0"	0-6"						
20"	5-0"	5-0"	6-0"	6-0"	5-0"	4-0"	3-5"	3-0"	2-0"	1-0"	1-0"	0-6"						
24"	6-0"	6-0"	7-0"	7-0"	5-0"	4-0"	4-6"	3-0"	2-0"	1-0"	1-0"	0-6"						
30"	7-6"	7-6"	8-0"	8-0"	6-3"	6-3"	4-6"	4-6"	3-0"	2-0"	1-0"	0-6"						

80 (6" MIN.)

NOTES:

- FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN
- ALL BLOCKS TO BE GRASSING, UNPAVED MATERIAL.
- SOIL BEARING CAPACITY.



4-7-10 Airport Protection District

Airport Protection District. There is created an Airport Protection District (APD) which boundaries are defined and fully set forth in the WYDOT Aeronautics Airport Layout Plan dated July 15, 2024, as may from time to time be amended, which is incorporated in the ordinance codified in this section. The approved Airport Layout Plan sets the field elevation of 5,589 MSL elevation shall be maintained and made available for public inspection by City Administration. The Airport Layout Plan shall set forth the location of the airport and runway, primary surface, horizontal surface, transitional surface, approach surface, conical surface and the geographic area of the City located within the horizontal and conical surfaces of the airport.

A. Description of Airport Zones. There are created and established certain airport zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the City. Such zones are shown on the airport overlay map. The airport zones are established and defined as follows:

1. Approach Zones. Runway larger than utility with a visibility minimum greater than three-fourths mile nonprecision instrument approach zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of three thousand five hundred (3,500) feet at a horizontal distance of ten thousand (10,000) feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
2. Transitional zones. The transitional zones are the areas beneath the transitional surfaces.
3. Horizontal zone. The horizontal zone is established by swinging arcs of ten thousand (10,000) feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

B. Height Limitations. No structure shall be erected, altered or maintained, and no tree shall be allowed to grow in the following zones to a height in excess of the applicable height limit herein established for such zone. Such height limitations are established for each of the zones in question as follows:

1. Approach Zones. Runway larger than utility with a visibility minimum greater than three-fourths mile nonprecision instrument approach zone. Slopes thirty-four feet outwards for each foot upward (34:1) beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand (10,000) feet along the extended runway centerline.
2. Transitional zones. Extends up to one hundred fifty (150) feet above field elevation with slopes seven feet outward for each foot upward (7:1) beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to an elevation of 5,739 feet above MSL.
3. Horizontal zone. Established at one hundred fifty (150) feet above the airport elevation or at a height of 5,739 feet above MSL.
4. Conical zone. Extends up to 350' above field elevation, slopes twenty feet outward for each foot upward beginning at the periphery of the horizontal zone at one hundred fifty feet above the airport elevation and extending to a height of three hundred fifty (350) feet above the airport to an elevation of 5,939 feet above MSL.

C. Use Restrictions. No use shall be made of land or water within the Airport Protection District which may create electrical interference with navigational signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and other lights, which may result in visual glare for pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or endanger or interfere with the landing, take-off, or maneuvering of aircraft intending to use the airport.

D. Nonconforming Uses. The owner of any existing nonconforming structure or tree may remove the nonconformance. If the nonconformance is not removed the owner shall permit the installation, operation and maintenance of markers and lights as deemed necessary by applying to the Board of Adjustments for a Nonconforming use permit on approved application provided by City Administration. The application and approval shall indicate to aircraft operators in the vicinity of the airport, the presence of an obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the owner.

E. Future Uses. Any existing and future use of land within the Airport Protection District shall comply with the schedule of permitted land uses in accordance with the Airport Layout Plan and current FAA regulations as from time to time may be amended. A change in land use or height exception shall be reviewed pursuant to applicable City codes, and FAA designated height limitations for the Airport Protection District.

F. Maintenance. For occupied or unoccupied properties, reasonable care shall be exercised by the property owner, tenant(s), contracted landscape service, or property management service, to maintain all landscaped areas in the same or similar condition that existed at the time landscaped areas were constructed. Reasonable care means promoting a healthy weed-free environment for optimal plant growth. Dead or dying plant materials shall be replaced. Irrigation systems shall be kept in good operating condition in order to maintain healthy landscaping and to conserve water. Landscaped areas that are not maintained shall constitute a nuisance as defined in Lander Municipal Code.

G. Nonconforming properties, temporary allowance. There are properties in the Airport Protection District that do not meet the requirements of this ordinance as may be amended from time to time. These properties may temporarily be allowed to continue in this condition with a Nonconforming Use permit approved by the Board of Adjustments. The requirements of this section shall not apply when a change in ownership, a change in tenancy, or a change in use occurs to the property. These requirements shall not apply when interior or exterior remodeling of the building occurs. These requirements shall only apply when a building addition is constructed that exceeds 50% of the size of the existing building; when site reconstruction occurs to more than 50% of the existing property; and when abutting property is developed for expansion of the use.

ORDINANCE NO. 2026-XX

AN ORDINANCE AMENDING TITLE 4 OF THE LANDER MUNICIPAL CODE (ZONING) TO DEFINE TRANSIENT OCCUPANCY TYPES, ESTABLISH PRIMARY RESIDENCY REQUIREMENTS FOR CONDITIONAL USE PERMITS IN RESIDENTIAL AND AGRICULTURAL DISTRICTS, AND SET MAXIMUM OCCUPANCY STANDARDS BASED ON FIRE CODE SAFETY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LANDER:

AMENDMENT TO SECTION 4-2-3 (DEFINITIONS)

Section 4-2-3 of the Lander Municipal Code is hereby amended to include the following definitions:

- **SHORT-TERM RENTAL (STR):** A dwelling or portion of a dwelling that is rented to a customer or customers for a time period of thirty (30) days or less.
- Existing Definition - **SHORT TERM RENTAL:** a dwelling or portion of a dwelling that is rented for a period of fewer than 30 days. This includes, but is not limited to Airbnb, VRBO and similar short-term vacation and living accommodations.
- **BED AND BREAKFAST (B&B):** A dwelling where individual rooms are rented to customers for a time period of thirty (30) days or less, where the owner or manager resides on-site and provides food service to guests at no additional cost. No existing definition
- **HOSTEL:** A business which rents single beds to customers or issues multiple reservations for the same dwelling unit for a time period of thirty (30) days or less, and in which all other living quarters and amenities are shared between renters. No existing Definition
- **MOTEL:** A business which rents individual rooms to customers for a time period of thirty (30) days or less, where the entrances to each room have independent exterior access.
- Existing Definition combined - **MOTEL/HOTEL:** A structure which provides a common entrance, lobby, hall and stairways, and in which temporary lodging is provided for compensation. **HOTEL:** A business which rents individual rooms to customers for a time period of thirty (30) days or less, where the entrances to each room are accessed from a common hallway.
- **SHORT-TERM RENTAL LICENSE:** A license that is issued and renewed by City staff that affirms that a transient occupancy use complies with the Municipal Code. Short-term Rental Licenses are only required when a conditional use

permit is required for operation of a short-term rental, bed and breakfast, or hostel use.

AMENDMENT TO SECTION 4-6-1 (CONDITIONAL USES)

Section 4-6-1 is hereby amended to include Subsection (F), establishing standards for transient occupancy:

4-6-1 (F) Standards for Transient Occupancy in Residential and Agricultural Districts:

1. **Primary Residency Requirement:** No Conditional Use Permit for a Short-Term Rental, Bed and Breakfast, or Hostel shall be granted unless the primary residence of the property owner is on the same lot.
2. **Safety Standard:** The maximum occupancy for residential-scale transient lodging (STR, B&B, or Hostel) shall not exceed one (1) person per fifty (50) square feet of occupiable floor area.
3. **Maximum Occupancy:** Total occupancy for any Short-Term Rental or Bed and Breakfast in the R-1, R-2, R-3, R-5, R-Med, and Agricultural districts shall not exceed ten (10) persons. Total occupancy for a Hostel in the R-5 district shall not exceed ten (10) persons. Any transient occupancy greater than ten (10) persons shall be classified as a motel or hotel and are subject to the City’s building codes.
4. **Inspection & Licensing:** Any transient lodging use shall require a building inspection and fire inspection prior to receiving a Short-term Rental License to operate with the intended transient use. Annual fire inspections shall be required prior to renewal of the Short-term Rental License. Where a conditional use permit is required, no Short-term Rental License shall be granted until the conditional use permit is approved.
5. **Revocation:** City staff shall revoke a Short-term Rental License if a property is found to have a documented nuisance. Any citation for a nuisance shall reference the municipal code section violated. Any revocation of a license may be appealed to the Board of Adjustment.

AMENDMENTS TO DISTRICT REGULATIONS (SECTION 4-12)

The following uses are hereby added or modified in the District Regulations:

District	Modified Use Status
Agricultural (A)	Add Short-Term Rental and Bed and Breakfast as Conditional Uses subject to Section 4-6-1(F).
Residential (R-1, R-2, R-3, R-5, R-Med)	Modify Bed and Breakfast and Short-Term Rental status to include mandatory compliance with Section 4-6-1(F).
Multi-Family (R-5)	Add Hostel as a Conditional Use subject to Section 4-6-1(F).
Commercial (C) & Industrial (M-1)	All transient occupancy types defined in Section 4-2-3 are Permitted Uses not subject to primary residency requirements. All transient occupancy types are subject to the City's building codes.

PASSED AND APPROVED ON FIRST READING THIS XX DAY OF JANUARY, 2026.

Section 7 Zoning District Regulations

- 4-7-1 A - Agricultural District.
- 4-7-2 R-1 Single Family Residential District.
- 4-7-3. R-2 Single Family and Multi-Family Residential Low-Density District.
- 4-7-4. R-3 Single and Multi-family Medium Density and Manufactured Home Residential District.
- 4-7-5 R-5 Multi-Family Residential High-Density District.
- 4-7-6 R-MED - Single Family, Multi-Family Low-Density Residential and Medical Services District.
- 4-7-7 C - General Commercial District.
- 4-7-8 M-I Manufacturing and Light Industrial District.
- 4-7-9 PL Public Lands District.
- 4-7-10 Airport District

4-7-1 District Regulations - Agricultural District (A)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
 - 1. single family detached dwellings.
 - 2. manufactured homes.
 - 3. agricultural (shall include horticultural uses, nurseries and the production of crops and livestock).
- B. Permitted Accessory Uses: Any use which complies with all of the following conditions may be operated as an accessory use:
 - 1. is clearly incidental and customary to and commonly associated with the operation of the permitted use.
 - 2. is operated and maintained under the same ownership and on the same lot as the permitted use.
 - 3. does not include structures or structural features inconsistent with the permitted use.
 - 4. to include one secondary residential unit.
 - 5. To include use of the single residential unit allowed in 4., above, as a short-term rental OR Bed and breakfast operation subject to the conditions listed in the Decision and Order.
 - 6. if operated wholly or partly within a structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed 30% of the gross floor area of the permitted use.
- C. Minimum area of lot: 1 acre.
- D. Minimum width of lot: 100 feet.
- E. Minimum setback requirements for structures:
 - 1. front yard: 33 feet.
 - 2. side yard: 12 feet.
 - 3. rear yard: 20 feet.
 - 4. side yard on flanking street or corner lot: 28 feet.
- F. Maximum Number of single family or manufactured homes per lot: two per lot.
- G. Maximum number of agricultural structures or accessory structures: three per acre.
- H. Maximum Height of Structures: 30 feet.

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
1. single family detached dwellings.
 2. churches.
 3. public or private grade schools.
 4. public park, playground or other public recreational facilities.
- B. Conditional Use: subject to the conditions listed in the Decision and Order.
1. Childcare
 2. Foster care
 3. home business
 4. bed and breakfast OR short-term rental
 5. mortuary/crematory
 6. related uses of similar type as approved by the Board of Adjustment.
- C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.
- D. Minimum Area of Lot: 7,500 square feet.
- E. Minimum Width of Lot: 50 feet at front setback line.
- F. Minimum Setback Requirement for Principal Structures:
1. front yard: 33 feet.
 2. side yard: 12 feet.
 3. rear yard: 20 feet or 20% of lot depth, whichever is smaller.
 4. side yard flanking street on corner lot: 28 feet.
 5. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch, or deck structure. That portion of the permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.
- G. Maximum Number of Structures Containing Permitted Use Per Lot: one per lot.
- H. Maximum Number of Accessory Structures: No limit
- I. Maximum Height of Principle Structure: 30 feet.
- J. J. Maximum Lot Coverage 40%

4-7-3 [District Regulations – Single & Multi-Family Low-Density Residential District \(R-2\)](#)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
1. single family detached dwellings.
 2. multi-family dwellings, up to four units;
 3. churches.
 4. private or public elementary and secondary schools.
 5. public park, playground and other public recreational facilities.

B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

1. Childcare.

2. Foster care.
3. home business.
4. bed and breakfast OR short term rental.
5. mortuary/crematory.
6. related uses of a similar type as approved by the Board of Adjustment.

C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.

D. Minimum Area of Lot, 3,750 square feet.

E. Minimum Width of Lot:

1. Rectangular lots: 50 feet at front setback line.
2. Pie-shaped lots and other nontraditional lots: 50 feet at front setback line.

F. Minimum Setback Requirements for Principal Structures:

1. front yard: 28 feet.
2. side yard: 10 feet; except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:
 - a. all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and
 - b. where units are to be sold separately and ownership of the land is deeded separately each family dwelling unit shall be served by a separate water, sewer and all utilities where there is no homeowners association .
 - c. where units are to be sold separately without ownership of the land, separate utilities are optional with proof of how the utility billing will be handled in a Homeowners association recorded document.
3. rear yard:
 - a. 20 feet or 20% of lot depth, whichever is smaller.
4. side yard on flanking street on corner lot: 23 feet.
5. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch, or deck structure. That portion of the permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.

G. Maximum Number of Structures Containing Permitted Use Per Lot: one per lot.

H. Maximum Height of Residential Structures: 30 feet.

Maximum Lot Coverage 1. Detached Single family dwellings, childcare, foster care:

40% 2. Multi family dwellings and other permitted uses: 50

4-7-4 District Regulations - [Single and Multi-family Medium Density and Manufactured Home Residential District \(R-3\)](#)

A. Permitted Uses. The following uses may be operated as permitted uses in the district:

1. single family detached dwellings.

- 2. multi-family dwellings up to 4 residential units.
- 3. single manufactured homes on privately owned lots.
- 4. manufactured home parks: must meet all zoning requirement listed herein and the layout requirements of the current Subdivision Rules and Regulations as may be amended from time to time, and the current version of the adopted International Building Codes.
- 5. churches.
- 6. public or private elementary and secondary schools.
- 7. public parks, playground and other public recreational facilities.

B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

1. Childcare.

- 2. Foster care.
- 3. recreational vehicle and campground district.
- 4. home business.
- 5. bed and breakfast/ short-term rental.
- 6. mortuary/crematory.
- 7. related uses of a similar type as approved by the Board of Adjustment.

C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.

D. Minimum Area of Lot: 3,750 square feet

E. Minimum Width of Lot:

- 1. Rectangular lots: 50 feet at front setback line.
- 2. Pie-shaped lots and other nontraditional lots: 40 feet at front setback line.

F Minimum Setback Requirements for Principal Structures:

- 3. front yard: 20 feet.
- 4. side yard:
 - a. side yard:
 - (1) 10 feet
- 5. spacing for the interior of a manufactured home park: 15 feet spacing between all sides of the interior dwelling units that are not otherwise required to meet the setback from the front, side, or rear lot line.
 - (1) all provisions of the currently adopted International Residential Code Appendix E is complied with, and
 - (2) each family dwelling unit in a manufactured home park shall be served by a separate water and sewer service line.
- 6. rear yard:
 - a. 10 feet or 20% of lot depth, whichever is smaller.
 - b. excepting a manufactured home park where the rear setback is 15 feet.
- 5. side yard on flanking street or corner lot: 20 feet.
- 6. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch or deck structure. That portion of

the permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.

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- F. Maximum Number of Structures Containing Permitted Uses Per Lot: two per lot excepting approved layouts for manufactured home parks.
- G. Maximum Number of Accessory Structures: No limit
- H. Maximum Height of Principle Structures: Three Stories not to exceed 40 feet.
- I. Maximum Lot Coverage 1. Detached Single family dwellings, childcare, foster care: 40% 2. Multi family dwellings and other permitted uses: 50%
- J.

4-7-5 District Regulations – Multi-family High Density Residential District (R-5)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:

1. single family detached dwellings.
2. multi-family dwellings, number of units is not restricted excepting all structures must meet all setback, height, and full accommodations for off-street parking.
3. churches.
4. public or private elementary or secondary schools.
5. public park, playground and other public recreational facilities.
6. office space for a single user.
7. family day care home.
8. professional structures.

- B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

1. Childcare.

2. Foster care.
3. Clinics, assisted living, and nursing homes.
4. Motels, hotels and hostels.
5. related uses of a similar type as approved by the Board of Adjustment.
6. recreational vehicle and campground district.
7. home business.
8. bed and breakfast OR /short-term rental.
9. restaurant.
10. Health club, civic or community center.
11. mortuary/crematory

- C. Restrictions on Commercial and Conditional uses - Uses shall be subject to the following restrictions and limitations and when appropriate also subject to the conditions listed in the Decision and Order to preserve and enhance desirable neighborhood qualities:

1. Multiple Uses. Any number of permitted uses may be allowed on a single lot/development pad provided the specific use of some lots/development pads or structures may be limited based on access, parking limitations, or potential impacts to adjacent residential uses.

- 2. Storage Uses. Storage shall be limited to accessory storage of commodities sold at retail on the premises. All storage shall be completely enclosed within a structure unless otherwise approved by the planning commission. No commercial storage facility will be allowed.
- 3. Walls/Fences Between differing Use Districts. A six-foot-high solid wall/fence/screening or other approved buffer shall be constructed and maintained on all property lines which abut a residential use or zone district unless the property is separated from the residential use or zone district by a public road or alley. Walls or fences may be required to be set back from streets and alleys so as not to obstruct views.
- 4. Hours of Operation. No business shall be open to the public between the hours of ten p.m. and seven a.m. without a conditional use permit.
- 5. Uses in Structures. All uses shall be operated primarily within an enclosed structure. Limited seasonal outdoor displays and sales may be permitted if approved in the site plan review or by the Planning Commission.
- D. Loading Areas Screened. All loading areas shall be screened from public view or from view from any adjacent residential use or zone district by a maintained wall or screened fence not to exceed ten feet in height.
- E. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to permitted use.
- F. Minimum Area of Lot : 3,750 square feet.
- G. Minimum Width of Lot: 50 feet from front setback line.
- H. Minimum Setback Requirements for Principal Structures:
 - 1. front yard: shall be 12 feet.;
 - a. side yard
5 feet
 - 2. rear yard:
 - a. 10 feet or 20% of lot depth, whichever is smaller;
 - 3. side yard on flanking street on corner lot: shall be 12 feet.
- I. Maximum Number of Structures Containing Permitted Use per Lot: number of residential structures is not restricted excepting all structures must meet all setback, height, and full accommodations for off-street parking.
- J. Maximum number of Accessory Structures: No limit
- K. Maximum Height of Principle Structures: 40 feet.
- L. Maximum lot coverage 60%

4-7-6 District Regulations - Single Family, Multi-Family Residential And Medical Services District (R-MED)

- A. Permitted Uses. The following uses may be operated as permitted uses in the district:
 - 1. single family detached dwelling.
 - 2. multi-family dwellings (up to four units).
 - 3. churches.
 - 4. public or private elementary and secondary schools.
 - 5. public park, playground and other public recreational facilities.

- 6. Medical offices, clinic, assisted living facility, skilled nursing facility.
- 7. parking lots.

B. Conditional

Uses: subject to the conditions listed in the Decision and Order.

- 1. Childcare.
- 2. Foster care.
- 3. Bed and breakfast OR short-term rental
- 4. hospitals*.
- 5. offices and office structures.
- 6. home business.
- 7. mortuary/crematory.

C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.

D. Minimum Area of Lot. 6000 square feet
E. Minimum Width of Lot: 50 feet front setback line.

F. Minimum Setback Requirements for Principal Structures:

- 1. front yard: 28 feet;
- 2. side yard: 10 feet;
- 3. rear yard:
 - a. 20 feet or 20% of lot depth, whichever is smaller;
- 4. side yard on flanking street or corner lot: 23 feet.

G. Maximum Number of Structures Containing Permitted Use Per Lot: one per lot or as otherwise provided approved for medical facilities .

H. Maximum Height of Principle Structures: 30feet.

I. Maximum Lot Coverage 1. Detached Single family dwellings, childcare, foster care: 40% 2. Multi family dwellings and other permitted uses: 50%

4-7-8 District Regulations - General Commercial District (C)

A. Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. amusement place or event center (not to include adult rated bookstore or uses of similar type).
- 2. auditorium and similar places of public assembly.
- 3. automobile and manufactured home sales, service and repair, new and used.
- 4. banks and other savings and lending institutions.
- 5. commercial recreational use facility.
- 6. commercial storage facilities.
- 7. fire station, police station and jail.
- 8. garage (public and private).
- 9. gasoline filling station.
- 10. hotel and motel, hostel and other temporary lodging accommodations.

- 11. library and museum.
 - 12. medical, dental and health clinic.
 - 13. mortuary/crematory.
 - 14. offices and office structure including professional services.
 - 15. parking of vehicles.
 - 16. private club, fraternity, sorority and lodge.
 - 17. radio and television studio including commercial towers permitted as a conditional use.
 - 18. restaurant, bar and food service establishments
 - 19. Retail establishment.
 - 20. school including public, private, vocational, and higher education:
 - 21. single & multi-family dwellings.
 - 22. theater, including drive-in theater.
 - 23. veterinary clinic, providing all animal runs or observation pens are completely enclosed.
 - 24. wholesale establishment.
 - 25. essential public utility and public service installation.
- B. Minimum Area of Lot: None
- C. Minimum Width of Lot: 30 feet on public street excepting Main Street where original Town of Lander lots were platted at 25 feet wide.
- D. Minimum Setback Requirements for Principal Structures:
- 1. front yard: 8 feet; **excepting Main Street where original Town of Lander lots were platted and constructed with no setback**
 - 2. side yard None
 - a. on flanking street on corner lot: 8 feet
- E. Maximum Height of Structures: 45 feet
- F. Conditional Uses: subject to the conditions listed in the Decision and Order.
- 1. Recreational vehicle and campground district (Subject to adopted Subdivision Rules and Regulations as may be amended from time to time)
 - 2. gaming
 - 3. commercial communications towers and antennas.
 - 4. Child Care.
 - 5. Foster care.
 - 6. Bed and Breakfast OR Short-term Rentals
 - 7. related uses of similar type as approved by the Board of Adjustment
- G. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use;
- H. Maximum number of structures containing an accessory use: no limit**
- I. Maximum number of structures containing permitted use: no limit**

4-7-9 District Regulations - Manufacturing And Light Industrial District (M-I)

- A. Permitted Uses. The following uses may be operated as permitted uses in this district:
- 1. airport.
 - 2. assembly or fabrication from component parts or from materials

already processed or manufactured into their final usable state.

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3. armory.
4. automobile sales, service and repair.
5. structure for material storage or sales (except for ready-mix concrete).
6. fire station.
7. frozen food locker.
8. grain elevator and feed mill.
9. greenhouse and plant husbandry.
10. laboratory.
11. machinery and implement sales, service and repair.
12. mortuary/crematory
13. oil field supply sales and storage.
14. office including commercial, industrial and professional.
15. police station.
16. parking or storage of vehicles, towing yards not to include crushing and dismantling.
17. radio or television transmitting station including communication towers and Antennas permitted as a conditional use.
18. restaurant, bar, and food establishment.
19. storage of used material, auto wrecking, salvage, paper, scrap, bottles or rags.
20. truck, bus, rail or other transportation terminal.
21. veterinarian clinic.
22. vocational or training school.
23. warehousing or storage.
24. wholesale establishment.
25. public utility and public service installation.
26. single Family Dwelling lived in by the owner, caretaker or watchman.

B. Conditional Uses. subject to the conditions listed in the Decision and Order.

1. Commercial Communications Towers and Antennas.
2. Motels, hotels and hostels
3. Junk Yard.
4. Any other manufacturing or industrial use judged by the Board of Adjustment to be no more detrimental to adjacent properties than any of the same type and character as the permitted uses listed above.

C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use;

D. Maximum number of structures containing an accessory use: no limit

E. Minimum Area of Lot: None

F. Minimum Width of Lot: None.

G. Minimum Setback Requirements:

1. No setbacks are required except 5 feet where there exists or are planned future utility easements

- 2. when a parcel of ground or lot adjoins a residential district an eight-foot-high solid fence or other approved buffer shall be required.

H. Maximum Height of Structures: None.

I. Maximum Number of Structures Containing Permitted Use Per Lot: None

4-7-10 District Regulations - Public Land District (P-L)

A. Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. essential public utility and public service installation.
- 2. governmental structures.
- 3. public schools.
- 4. public parks and recreational facilities;
- 5. Healthcare facilities.
- 6. Airport.
- 7. Publicly owned bus, rail, or other transportation terminal.
- 8. Parking lot.

B. Conditional Use.

- 1. Commercial Communications Towers and Antennas
- 2. Childcare
- 3. Foster Care
- 4. Educational facilities
- 5. Other uses of a similar type as approved by the Board of Adjustments

C. Accessory Use. Any use which complies with all of the conditions set forth under Section 4-6-1 may be operated as an accessory use to a permitted use.

D. Maximum number of structures containing permitted use: No limit

E. Minimum Area of Lot: None

F. Minimum Width of None.

G. Minimum Setback Requirements for Principal Structures:

- 1. front yard: 8 feet.
- 2. side yard : 8 feet. **Provided that there are no existing or platted utility easements.**
- 3. When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of the residential district shall be required .
- 4. When a parcel of ground or lot adjoins a residential district at the rear yard, an eight-foot-high solid fence or other approved buffer shall be required.

H. Maximum Height of Principle Structures: None.

I. Maximum Number of Structures Containing Permitted Use Per Lot: None.

5 **4-7-10 Airport District**
Airport Protection District. There is created an airport protection district which boundaries are defined and fully set forth in the WYDOT Aeronautics Airport Layout Plan dated July 15, 2024, which is incorporated in the ordinance codified

in this section. The approved Airport Layout Plan, as may be amended from time to time, shall be maintained and made available for public inspection by City Administration. The Airport Layout Plan shall set forth the location of the airport and runway, horizontal surface, transitional surface, approach surface, conical surface and the geographic area of the City located within the horizontal and conical surfaces of the airport.

- A. Airport Zones. There are created and established certain airport zones which include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they apply to the City. Such zones are shown on the airport overlay map. The airport zones are established and defined as follows:
1. Runway larger than utility with a visibility minimum greater than three-fourths mile nonprecision instrument approach zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred feet wide. The approach zone expands outward uniformly to a width of three thousand five hundred feet at a horizontal distance of ten thousand feet from the primary surface. Its centerline is the continuation of the centerline of the runway.
 2. Transitional zones. The transitional zones are the areas beneath the transitional surfaces.
 3. Horizontal zone. The horizontal zone is established by swinging arcs of ten thousand feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.
- B. Height Limitations. No structure shall be erected, altered or maintained, and no tree shall be allowed to grow in the following zones to a height in excess of the applicable height limit herein established for such zone. Such height limitations are established for each of the zones in question as follows:
1. Runway larger than utility with a visibility minimum greater than three-fourths mile nonprecision instrument approach zone. Slopes thirty-four feet outward for each foot upward beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of ten thousand feet along the extended runway centerline.
 2. Transitional zones. Slopes seven feet outward for each foot upward beginning at the sides of and at the same elevation as the primary surface and the approach surface and extending to a height of seven thousand three hundred eighteen feet above mean sea level.
 3. Horizontal zone. Established at one hundred fifty feet above the airport elevation or at a height of seven thousand three hundred eighteen feet above mean sea level.
 4. Conical zone. Slopes twenty feet outward for each foot upward beginning at the periphery of the horizontal zone at one hundred fifty feet above the airport elevation and extending to a height of three hundred fifty feet above the airport elevation.
- C. Use Restrictions. No use shall be made of land or water within the Airport Protection District which may create electrical interference with navigational signals or radio communication between the airport and aircraft; make it difficult for pilots to distinguish between airport lights and other lights, which may result in visual glare for pilots using the airport; impair visibility in the vicinity of the airport; create bird strike hazards; or endanger or interfere with the landing, take-off, or maneuvering of aircraft intending to use the airport.
- D. Nonconforming Uses. The owner of any existing nonconforming structure or tree shall permit the installation, operation and maintenance of markers and lights as deemed necessary by applying to the Board of Adjustments for a Nonconforming use permit on approved application provided by City Administration. The application and approval shall indicate to aircraft operators in the vicinity of the airport, the presence of an obstruction. Such markers and lights shall be installed, operated and maintained at the expense of the owner.

- E. Future Uses. Any existing and future use of land within the airport protection district shall comply with the schedule of permitted land uses in accordance with the Airport Layout Plan and current FAA regulations as from time to time may be amended. A change in land use or height exception shall be reviewed pursuant to applicable City codes, and FAA designated height limitations for the Airport Protection District.
- F. Maintenance. For occupied or unoccupied properties, reasonable care shall be exercised by the property owner, tenant(s), contracted landscape service, or property management service, to maintain all landscaped areas in the same or similar condition that existed at the time landscaped areas were constructed. Reasonable care means promoting a healthy weed-free environment for optimal plant growth. Dead or dying plant materials shall be replaced. Irrigation systems shall be kept in good operating condition in order to maintain healthy landscaping and to conserve water. Landscaped areas that are not maintained shall constitute a nuisance as defined in Lander Municipal Code.
- G. Nonconforming properties. There are properties in the Airport Protection Zone that do not meet the requirements of this ordinance as may be amended from time to time. These properties may temporarily continue in this condition with a Nonconforming Use permit approved by the Board of Adjustments. The requirements of this section shall not apply when a change in ownership, a change in tenancy, or a change in use occurs to the property. These requirements shall not apply when interior or exterior remodeling of the building occurs. These requirements shall only apply when a building addition is constructed that exceeds 50% of the size of the existing building; when site reconstruction occurs to more than 50% of the existing property; and when abutting property is developed for expansion of the use.

End of Ordinance section

SECTION 2: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3: Severability. If any section, subsection, sentence, phrase, or clause of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 4: 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.

PUBLIC HEARING

PASSED ON FIRST READING

PASSED ON SECOND READING ___

PASSED ON THIRD READING ___

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

THE CITY OF LANDER
A Municipal Corporation

By _____
Missy White, Mayor

ATTEST:

STATE OF WYOMING)
)ss.
COUNTY OF FREMONT)

CERTIFICATE

I hereby certify that on _____, following passage, adoption and approval of Ordinance XXX, 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 _____.

Rachelle Fontaine, City Clerk