



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, April 04, 2024 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting

<Insert Zoom Link>

Attendance: Chair Zach Mahlum, Members, Tom Russel, Kara Colovich, Kristin Yannone, Dave Fehringer, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaison Missy White, Assistant Public Works Director Hunter Roseberry, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF MINUTES

A. PLANNING COMMISSION MINUTES of March 21.2024

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 24.03 Short-term rental, 965 Dabich, Titzer

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. CS 24.02 Sunflower Subdivision, White Diamond Drive

B. S 24.01 Original Town of Lander, Blk 35, LK&J Properties, 644 Popo Agie Ave

6. PLANNING COMMISSION - OLD BUSINESS

A. Proposed Changes to Title 4 Building Department Discussion

7. ADJOURNMENT



CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, March 21, 2024 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Kara Colovich, Kristin Yannone, Dave Fehringer, Rob Newsom, and Joe Henry. Tom Russell was absent Council Liaison Missy White, Assistant Public Works Director Hunter Roseberry. Recording Secretary RaJean Strube Fossen was on travel.

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 7, 2024

Kristin Moved to accept the minutes, Joe Seconded; motion carried.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Discussion of proposed Title 4 changes for height restrictions and setbacks with the building department.

Kara presented information on Height maximums from various sources after talking to a few planning professionals. After discussions the consensus was to use heights as presented in the following table.

	Current	New Proposed		Family Units
		Prime structure	Accessory	
R1	30	35	30	1
R2	30	45	30	up to 4
R3	30	45	30	up to 6
R5	3 stories	45	30	as lot can be constructed
RMed	30	40	30	as lot can be constructed

The Building Department will review the proposed changes spreadsheet and provide

feedback on the proposed side and rear setbacks for utility access at the next meeting (4/4/24).

7. ADJOURNMENT



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

Section 3, ItemA.

OFFICE OF
PLANNING COMMISSION

March 28, 2024

Re: City Staff comments for CU 24.03, Short Term Rental, 965 Dabich, Titzer

City staff received no written public comment on this conditional use request. The application is in order and meets all the requirements for off-street parking.

City Staff noted that the existing property is nonconforming for side yard setbacks and accessory storage structure setbacks in an R-2 zone. The residence was constructed in 1961 and the storage structure was placed in 1976, which are both prior to the adoption of the City Codes. A nonconforming setback registration should be processed and kept on file with the City Planning and Building Departments.

City staff recommends approval of permit CU 24.03 conditional on the following.

- owner receiving the required annual inspections.
- owner can show proof of capacity to collect WY lodging tax receipts.
- A nonconforming setback registration is properly recorded with the City of Lander.

RaJean Strube Fossen



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

Section 3, Item A.

OFFICE OF
PLANNING COMMISSION

March 8, 2024

RE: CU 24.02 Home Business Permit, 220 Riverwood Drive, Lander WY

Congratulations, your Home business permit has been granted based on our municipal Code Section 4-11-4 B which states:

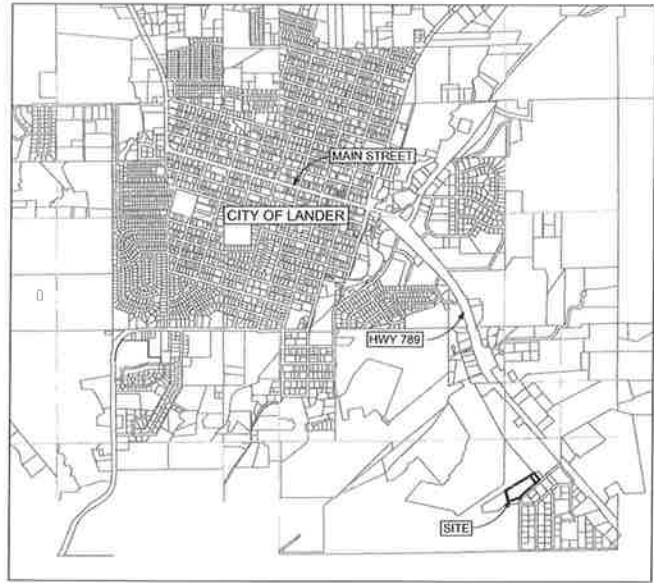
APPLICATION PROCEDURE: Those individuals that meet these requirements shall make application to the City Administration. If the applicant meets all the conditions in Section 4-11-4.A, the City Administration may grant or reject the permit without forwarding to the Board of Adjustments for action.

You are permitted to have your firearm machining and repair business under this permit as long as your operations do not create undue traffic, customer parking, excessive noise, vibrations, exhaust, odors, etc. as listed in Section 4-11-4 of the code. Should any of these conditions change or your business is no longer run at the residence please contact City Planning.

A conditional use permit is only active for the current owner and will expire at the sale of the property or the end of your lease.

RaJean Strube Fossen

SUNFLOWER SUBDIVISION
SE 1/4, SECTION 20, T33N, R99W, 6th PM
FREMONT COUNTY, WY
FINAL PLAT FOR REVIEW



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:
Found Aluminum Cap PLS 6448
Section Tie
Subdivision Boundary
Set Aluminum Cap PELS 10056
Utility Easements
Existing Lot Lines
Fence lines

PLAT INFORMATION:
5 LOTS - 222,218.6 SF (5.10 AC.)

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of ____ 2024

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 ____ 2024 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 ____ 2024.

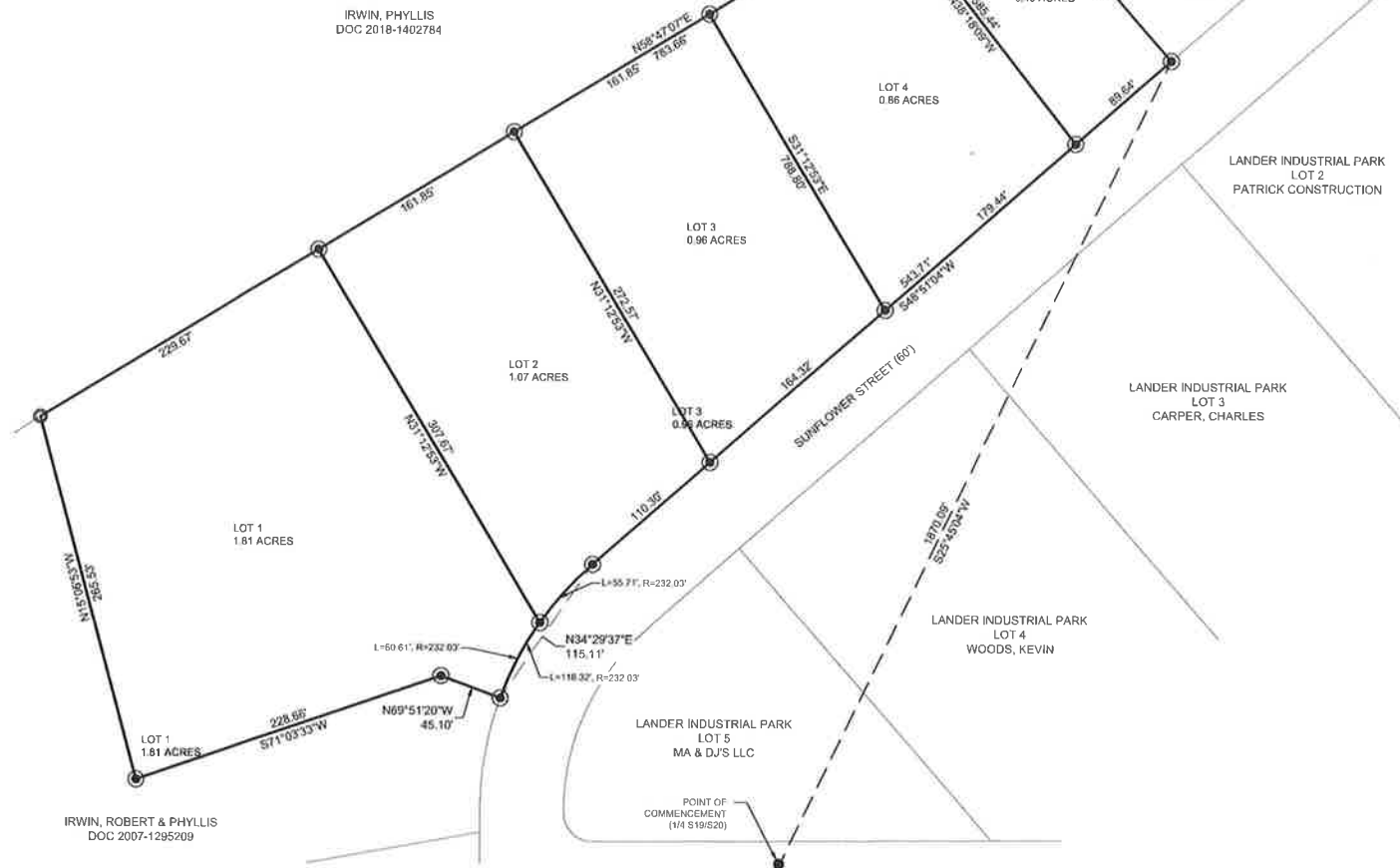
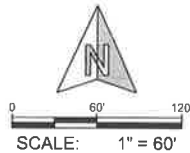
Chairman



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

307.206.1007 | FREMONTSURVEYING.COM

March 14, 2024



COUNTY COMMISSIONER'S CERTIFICATE:

This plat of SUNFLOWER SUBDIVISION, Fremont County, State of Wyoming is hereby approved by the Board of County Commissioners of Fremont County, Wyoming this ____ day of ____ 2024 for filing with the Clerk and Recorder of Fremont County subject to the provision that approval in no way obligates Fremont County for financing or constructing any of the improvements on lands, streets easements or other public or common areas.
Dated this ____ day of ____ 2024.

Chairman

Witness my hand and seal of the County of Fremont this ____ day of ____ 2024.

ATTEST: _____
County Clerk and Recorder

COUNTY PLANNING COMMISSION CERTIFICATE:

This plat approved by the Fremont County Planning Commission on this ____ day of ____ 2024.

Chairman

IRRIGATION DEVELOPMENT & OPERATION PLAN:

Lands under Proof No. 1268, PATTEN & JONES DITCH, from the Middle Fork Popo Agie River as changed to the City of Lander pipeline, Priority of May 1875. Certificate No. 90, Page 160, Order No. 18, Page 214. NW1/4SE1/4 & SW1/4SE1/4.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that Clinton J. Guymon, President of White Diamond Properties, LLC, being the owner of lands shown on this plat:

That the foregoing plat designated as SUNFLOWER SUBDIVISION, is located the SE 1/4 of Section 20, T.33N, R.99W, 6th P.M., Fremont County, Wyoming and is more particularly described as follows:

Commencing at the 1/4 Corner common to Section 19 and said Section 20 of T33N, R99W, 6th P.M., thence N25°05'04"E, a distance of 1870.09 feet, more or less, to the point of beginning, being on the north line of Sunflower Street;

Thence S48°51'04"W, along the North line of said Sunflower Street a distance of 543.71 feet to a tangential curve to the left;

Said curve has a radius of 232.03 feet, length of 116.32 feet, chord bearing of S34°29'37"W, and a chord distance of 115.11 feet;

Leaving said north line of Sunflower Street and proceeding N69°51'20"W, a distance of 45.10 feet to a point;

Thence S71°03'33"W, a distance of 228.66 feet to a point in an existing fence line;

Thence N15°06'53"W, along an existing fence line a distance of 265.53 feet to a point being a fence corner;

Thence N58°47'07"E, a distance 783.66 feet;

Thence S41°11'00"E, a distance of 200.83 feet, more or less, to the point of beginning of this description.

As it appears on this plat it is with free consent, and in accordance with the desires of the undersigned owner, containing 15.04 acres, more or less; have by these presents laid out, platted, and subdivided the same into lots as shown hereon and designated the same as SUNFLOWER SUBDIVISION, Fremont County, State of Wyoming; do hereby grant to the public a thirty foot (30') road and utility easement, and do also reserve perpetual public easements for the installation of utilities and for irrigation and drainage facilities, as are laid out and designated on this plat. The dedication of the road or roads on this plat in no way obligates the Fremont County Commissioners to maintain such roads according to the requirements of the Fremont County Subdivision Regulations.

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

EXECUTED this ____ day of ____ 2024

CLINTON J. GUYMON, PRESIDENT
WHITE DIAMOND PROPERTIES, LLC

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by CLINTON J. GUYMON, President of White Diamond Properties, LLC, this

____ day of ____ 2024.

By: _____

Witness my hand and official seal

My commission expires _____

NOTES:

- Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
- Bearings and distances shown on this plat as measured are designated as (M). Record bearings and distance are designated with (R).

CERTIFICATE OF SURVEYOR

I, David A. Fehringer, of Lander, Wyoming, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, complete, and correct representation of the Sunflower Subdivision, Fremont County, Wyoming; that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lot and streets of said subdivision to the best of my knowledge.





CITY OF LANDER
COUNTY SUBDIVISION WITHIN 1 MILE
REQUIREMENTS/CHECKLIST – TITLE 4-9-2(C)
NON-REFUNDABLE FEE \$200.00

For Office use only: Case # CS24.02

Date Received 3/15/24 Date Fee Paid 3/15/24

City Planning Commission meeting date 3/24/24 Date City Council passed _____

Name of
Applicant White Diamond Properties (Clint Guyman) Email _____

Address 2431 E Springs Dr, Saint George, UT 84790-6111 Phone _____

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 attached

WS 18-5-308 (b) states ...if any part of the subdivision lies within one (1) mile of the boundaries of an incorporated city or town the approval of the governing body of the City or town must also be obtained in accordance with WS 34-12-103.

WS 34-12-103 ... The Plat shall meet the approval of the board of commissioners if it is of land situated without the boundaries of any city or town or by the governing body of the city or town if situated within the boundaries of such city or town. When thus executed, acknowledged and approved, said plat shall be filed for record and recorded in the office of the clerk of the proper county; provided, however, that any such plat of land adjacent to any incorporated city or town, or within one (1) mile of the boundaries of any such city or town, shall be jointly approved by both the board of county commissioners of said county and the governing body of said city or town before same shall be filed and recorded in the office of the county clerk as aforesaid.

Name of Subdivision _____

Date reviewed by County Planning Commission _____



CITY OF LANDER
COUNTY SUBDIVISION WITHIN 1 MILE
REQUIREMENTS/CHECKLIST – TITLE 4-9-2(C)
NON-REFUNDABLE FEE \$200.00

Total area of this subdivision: _____ acres.

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

Number of Proposed Lots: 5 Typical Lot Size 1.00 AC
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Name of
Surveyor David A Fehringer Email dave.f@fremontsurveying.com
Address 155 N 1st Street, STE A, PO Box 1292, Lander WY 82520 Phone 307-206-1007

Name of
Engineering firm Fremont Engineering & Surveying Email chat@fremontsurveying.com
Address 155 N 1st St, STE A, PO Box 1292, Lander, WY 82520 Phone 307-206-1007

The following are minimum requirements that must be met before any subdivision within one (1) mile of the City of Lander is approved by the governing body of the City of Lander.

- (1) The Plat shall be given to the City Hall Administration for the City of Lander. The Plat shall consist of a drawing or drawings and accompanying material and information prescribed as hereinafter:
- (2) The Plat drawing shall be prepared on a scale selected to produce an overall plan sheet measuring 24 x 36 inches and electronically. 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 relation to the City and its relationship to surrounding development.
 - ____ (d) The names, addresses and phone numbers of the developer or developer, and the individual or firm responsible for the preparation of the Preliminary Plat.
 - ____ (e) Documentation satisfactory to the board that the developer has adequate financial resources to develop and complete any facility proposed or represented to be the



**CITY OF LANDER
COUNTY SUBDIVISION WITHIN 1 MILE
REQUIREMENTS/CHECKLIST – TITLE 4-9-2(C)
NON-REFUNDABLE FEE \$200.00**

responsibility of the developer, including but not limited to water supply systems, sewage systems, streets and roadways.

- ____ (f) A legal description of the subdivision boundary.
- ____ (g) The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
- ____ (h) 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.
- ____ (i) Existing contours at a minimum interval of twenty (20) feet.
- ____ (j) General location and extent of any significant natural features such as wooded areas, streams, drainage ways, or lakes.
- ____ (k) Floodplains of designated streams as delineated on maps available in the office of the County Planner.
- ____ (l) 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.
- ____ (m) 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.
- ____ (n) Location and dimensions of all easements of record.
- ____ (o) Location and width of proposed streets, alleys, pedestrian ways and easements. Proposed streets will be a minimum of 50' right-of-way, depending on the density of the subdivision. Roadways will be all weather surface. Cul-de-sacs must be a minimum of 45° radius, as stated in the City of Lander Standards and Specifications.
- ____ (p) Layout, numbers and approximate dimensions of proposed lots and blocks. Minimum lot dimensions and setbacks will be in accordance with the existing or requested zoning.
- ____ (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.
- ____ (s) A statement describing the development and maintenance responsibility for any private streets, ways or open spaces.
- ____ (t) The recommendation of a qualified professional engineer or the affected Soil Conservation District regarding soil suitability, including corrosion hazard, erosion control, sedimentation and flooding problems.
- ____ (u) A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.
- ____ (v) Information as to appurtenant water rights, including but not limited to quantity, source and applicable documents.
- ____ (w) Any exceptions to the subdivision must be noted.



**CITY OF LANDER
COUNTY SUBDIVISION WITHIN 1 MILE
REQUIREMENTS/CHECKLIST – TITLE 4-9-2(C)
NON-REFUNDABLE FEE \$200.00**

Section 5, ItemA.

- _____ (x) Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- _____ (y) Signed certification by a registered land surveyor
- _____ (z) Certificates for the City Planning Commission and the City Council as specified in the regulations
- _____ (aa) Certificate for recording by the County Clerk of Records
- _____ (bb) Disclosure statement of hazards if required
- _____ (cc) Plans for elimination or ameliorating natural hazards.
- _____ (dd) Verification for meeting the County standards for sewage and water.



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

March 26, 2024

RE: CS 24.02 Sunflower Subdivision, Fremont County Simple Subdivision within one mile of City Limits

The City Planning Commission has the authority to review the subject simple subdivision as required by City Code 4-7-2 C.

Furthermore, the Planning Commission is directed to make assessments and recommendations for County subdivisions within one mile of the City Limits in accordance with City Code Section 4-9-2 C which states:

C. Subdivisions within one (1) mile of City Limits:

1. All Planned Subdivisions within one (1) mile of the City Limits shall be reviewed by the Planning Commission and Certified by the City Council. The Plat shall be reviewed to ensure it:
 - a. Conforms to any adopted street plan of the city, town or county;
 - b. Contains all areas for streets, roads and alleys that are dedicated rights-of-way;
 - c. Contains dedicated easements for all existing and proposed utilities; and
 - d. Contains any additional criteria the governing body of the city or town and the board of county commissioners agree to through a jointly adopted plan or voluntary agreement.

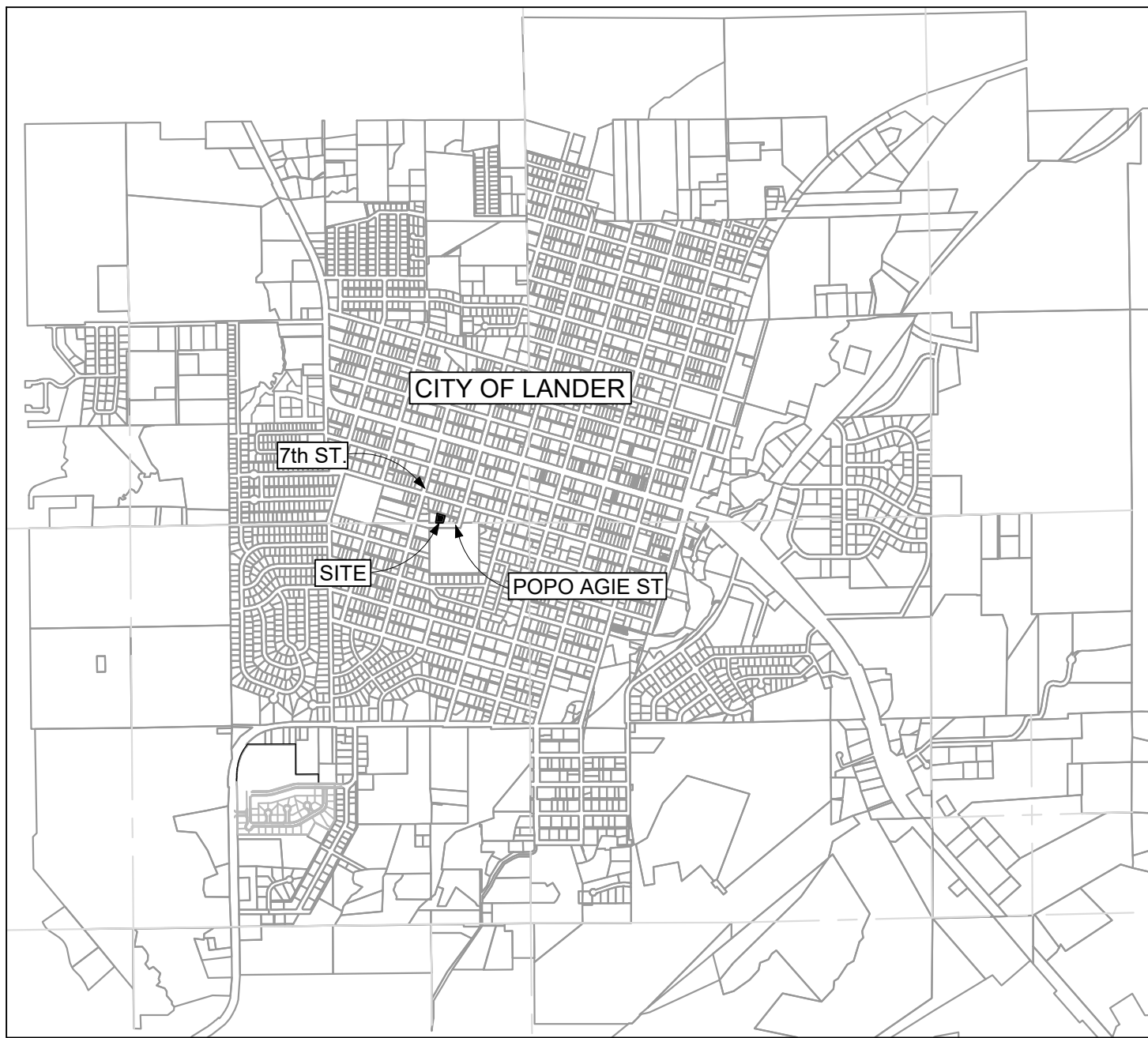
City Council has recently adopted two relevant master planning documents. Considering those guiding documents, City Staff has the following two comments.

1. The adopted 2020 Long Range Transportation plan indicates that no future major collector road will be needed on Sunflower Street.
2. The adopted 2023 Water Master Plan indicates that a future water and sewer mains should extend past the City Limits on Sunflower Street and connect with a main service on Mortimore Lane to accommodate future growth and regionalization opportunities. See Item 28 on Exhibit A.

These future utilities are not designed and may follow existing water service line easements on the South boundary of the property or be installed under the current road surface. Therefore, the City requests a 10-foot-wide utility easement on the South of the property which will not have to be dedicated specifically to the City of Lander.

City Staff recommends approval of CS 24.02 be accepted conditional on the addition of a 10-foot-wide utility easement adjacent to Sunflower Street.

Hunter Roseberry
RaJean Strube Fossen



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

Set Property Corner - 2" Aluminum Cap on a 5/8" x 24" rebar marked PELS 10052	
Found existing property corner	
Subdivision Boundary	
Interior Lot Lines	
Utility Easements (UE)	
Concrete walks, driveways, structures	
Fence lines	
Water lines	
Sewer lines	
Original Plat Lot Lines	

REPLAT INFORMATION:
2 LOTS - 10,887 SF (0.25 AC.)
ZONE R-3**CITY COUNCIL CERTIFICATE:**

Approved by the City Council of Lander on this ____ day of ____ 2024.

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 ____, 2024 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 ____ 2024.

Chairman

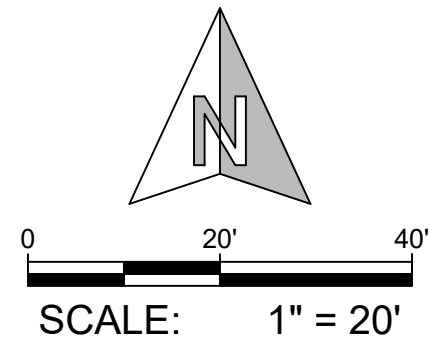
CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this ____ day of ____ 2024.

City Engineer

ORIGINAL TOWN OF LANDER BLOCK 35 FRACTIONS OF LOTS 15-17 RE-SUBDIVISION

SECTION 18, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

Know all men by these presents that:

L K & J Properties, LLC, being the owner of the Easterly 37 feet 6 inches of Fractional Lot 15, All of Fractional Lot 16 and the Westerly one-half of Fractional Lot 17, Block 35, Original City of Lander, Fremont County, Wyoming EXCEPTING a tract of land situated in Lot 15, more particularly described as follows: Commencing at a point 13 feet East of the SW corner of said Lot 15, as Corner No. 1, the point of beginning, thence East along the South line of said Lot 15, 22.8 feet to Corner No. 2, thence Northerly to a point on the South line of the alley running easterly and westerly through Block 35, 19.1 feet easterly from the NW corner of said Lot 15, for Corner No. 3; thence westerly along the southern boundary line of said alley 6 feet to Corner No. 4; thence S 16°2' W. a distance of 129 feet to Corner No. 1, the point of beginning.;

As it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner, have caused that this property to be replatted into lots as shown and designated the same to be henceforth known as: the Easterly 37 feet 6 inches of Fractional Lot 15, All of Fractional Lot 16 and the Westerly one-half of Fractional Lot 17, Block 35, Original City of Lander, Fremont County, Wyoming EXCEPTING a tract of land situated in Lot 15, more particularly described as follows: Commencing at a point 13 feet East of the SW corner of said Lot 15, as Corner No. 1, the point of beginning, thence East along the South line of said Lot 15, 22.8 feet to Corner No. 2, thence Northerly to a point on the South line of the alley running easterly and westerly through Block 35, 19.1 feet easterly from the NW corner of said Lot 15, for Corner No. 3; thence westerly along the southern boundary line of said alley 6 feet to Corner No. 4; thence S 16°2' W. a distance of 129 feet to Corner No. 1, the point of beginning; AND EXCEPTING a tract of land to be dedicated to the City of Lander commencing at the W 1/4 corner of Section 18, T33N, R99W, 6th PM thence N89°46'15"E a distance of 1407.79' to the point of beginning thence N08°39'01"E a distance of 17.62' thence N87°25'48"E a distance of 98.00' thence S16°02'00"W a distance of 22.31' thence S89°46'18"W a distance of 94.39' to the point of beginning.

And do hereby dedicate to the City of Lander, and its licensees for perpetual public use all streets, alleys, easements and other public lands within the boundary lines of the plat as already otherwise dedicated for public use.

Utility easements as designated on this plat are hereby dedicated to the City of Lander and its licensees for perpetual public use for the purpose of installing, repairing, re-installing, replacing and maintaining sewers, water lines, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now or hereafter generally utilized by the public.

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

EXECUTED this ____ day of ____, 2024

Leslie Calkins, Registered Agent for L K & J Properties, LLC

STATE OF WYOMING }
COUNTY OF FREMONT } SS.

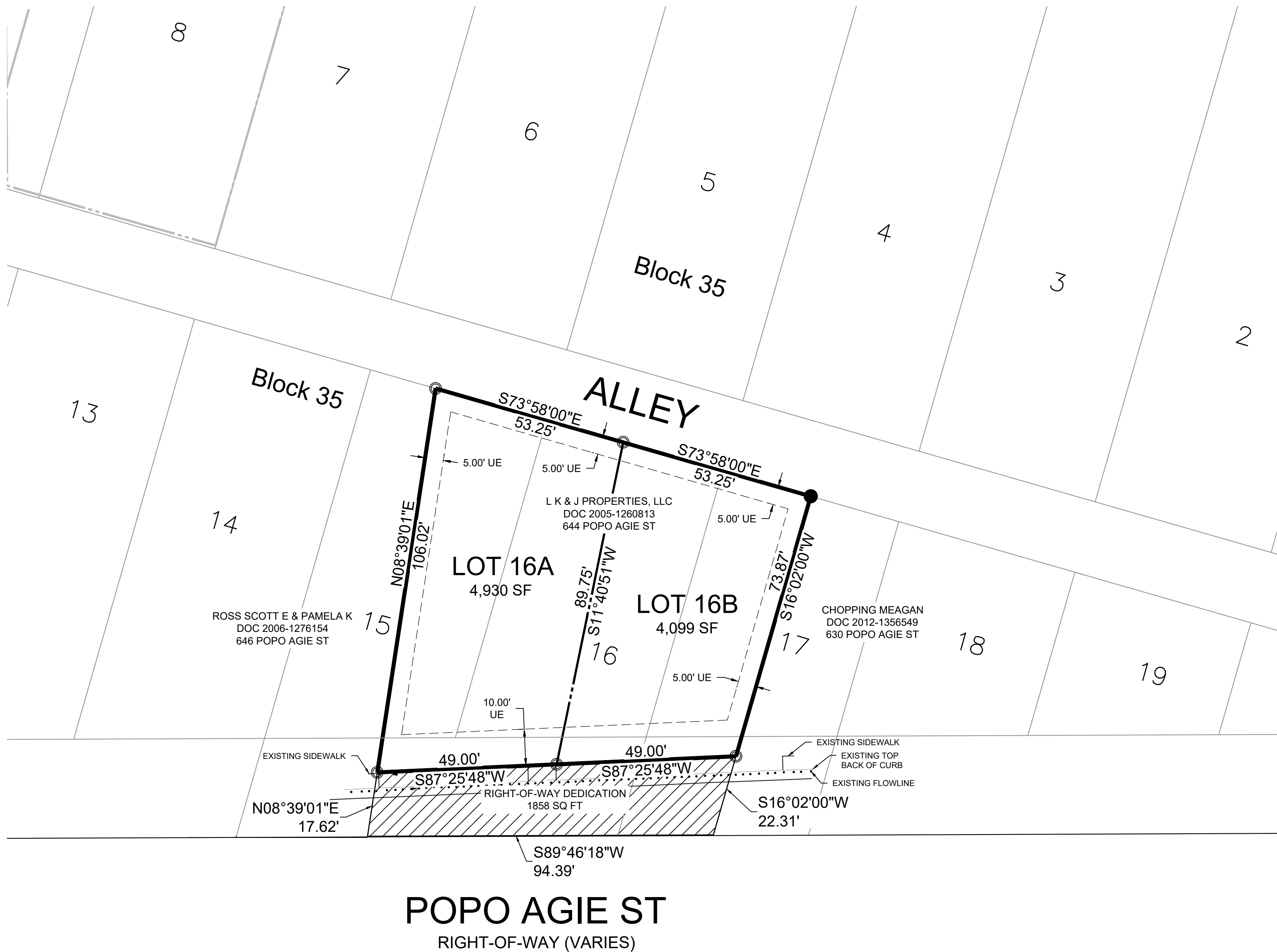
The foregoing dedication was acknowledged before me by L K & J Properties, LLC, this ____ day of ____, 2024.

By: _____

Witness my hand and official seal

My commission expires _____

EXECUTED this ____ day of ____, 2024



POPO AGIE ST
RIGHT-OF-WAY (VARIES)

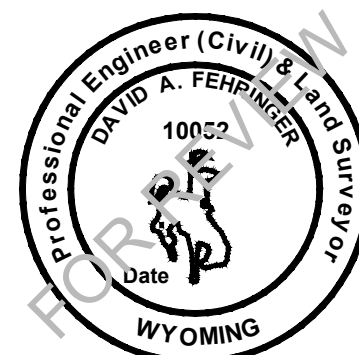
NOTES:

- Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
- All bearings and distances shown on this plat are as measured.

CERTIFICATE OF SURVEYOR

I, David A. Fehringer, of Lander, Wyoming, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, complete, and correct representation of the ORIGINAL TOWN OF LANDER, BLOCK 35, LOT 16A & LOT 16B, SECTION 19, T33N, R99W, 6th PM, CITY OF LANDER, WYOMING; that this survey had referenced the ORIGINAL TOWN OF LANDER of Lander, Fremont County, Wyoming; that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lot and streets of said subdivision to the best of my knowledge.

David A. Fehringer, PELS 10052





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

FINAL PLAT CHECKLIST -

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

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

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

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

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

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

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

ORIGINAL TOWN OF LANDER BLK 35 FRACTIONS OF LOTS 15-17 THESE ARE FRACTIONAL LOTS BY PLAT AFF 774-115



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

Section 5, Item B.

Name of Subdivision Original Town of Lander

Total area of this subdivision: 0.25 acres.

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

Number of Proposed Lots: 2 Typical Lot Size 4000-5000 sq ft

Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local 49'

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

Type of Development Proposed:

Residential (single-family)	_____	acres
Residential (multi-family)	<u>0.25</u>	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other _____	_____	acres

Name of
Surveyor Dave Fehringer, PE, PLS Email dave.f@fremontsurveying.com

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

Name of
Engineering firm Fremont Engineering and Surveying Email alex.e@fremontsurveying.com

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



1. Final plat sheet size 24" x 36"

AT SIGNING



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

Section 5, ItemB.

PRELIMINARY 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

N/A

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

N/A

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



16. Total acreage of the subdivision and total number of lots noted

AT SIGNING

17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.

AT SIGNING

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

N/A

21. Disclosure statement of hazards if required

N/A

22. Appropriate annexation language if the plat is also an annexation plat



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

Section 5, ItemB.

FINAL PLAT REQUIRED SUPPORTING MATERIAL



N/A

N/A

N/A



N/A

TBD

N/A

N/A

N/A

1. Total amount of final plat fee \$ 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.



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

March 26, 2024

RE: CS 24.02 Sunflower Subdivision, Fremont County Simple Subdivision within one mile of City Limits

The City Planning Commission has the authority to review the subject simple subdivision as required by City Code 4-7-2 C.

Furthermore, the Planning Commission is directed to make assessments and recommendations for County subdivisions within one mile of the City Limits in accordance with City Code Section 4-9-2 C which states:

C. Subdivisions within one (1) mile of City Limits:

1. All Planned Subdivisions within one (1) mile of the City Limits shall be reviewed by the Planning Commission and Certified by the City Council. The Plat shall be reviewed to ensure it:
 - a. Conforms to any adopted street plan of the city, town or county;
 - b. Contains all areas for streets, roads and alleys that are dedicated rights-of-way;
 - c. Contains dedicated easements for all existing and proposed utilities; and
 - d. Contains any additional criteria the governing body of the city or town and the board of county commissioners agree to through a jointly adopted plan or voluntary agreement.

City Council has recently adopted two relevant master planning documents. Considering those guiding documents, City Staff has the following two comments.

1. The adopted 2020 Long Range Transportation plan indicates that no future major collector road will be needed on Sunflower Street.
2. The adopted 2023 Water Master Plan indicates that a future water and sewer mains should extend past the City Limits on Sunflower Street and connect with a main service on Mortimore Lane to accommodate future growth and regionalization opportunities. See Item 28 on Exhibit A.

These future utilities are not designed and may follow existing water service line easements on the South boundary of the property or be installed under the current road surface. Therefore, the City requests a 10-foot-wide utility easement on the South of the property which will not have to be dedicated specifically to the City of Lander.

City Staff recommends approval of CS 24.02 be accepted conditional on the addition of a 10-foot-wide utility easement adjacent to Sunflower Street.

Hunter Roseberry
RaJean Strube Fossen

	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Lands (new)	Section 6, ItemA.
Description	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Single Family Dwellings	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Multifamily Dwellings	Not allowed	No change	Allowed with no limit on # of units	Allowed up to 4 units	Allowed up to 4 units	Allowed up to 6 units	Allowed no limit on # units	No change	Allowed with no limit on # of units	No change	Not Allowed	No change	Allowed	No Change	Not allowed	No Change
Church	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Schools	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No change	Allowed	No Change	Allowed	No Change
Mortuary, crematory	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	Not allowed	No Change
Residential Off-Street parking required	1 minimum, 2 maximum	No change	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	1 minimum, 2 maximum	1 per dwelling unit	As listed in 4-11-10	As required in current version of adopted buiding and ADA codes	N/A	
Manufactured Homes	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No change	Not Allowed	Allow	Allowed	No Change	Not allowed	No Change
Manufactured Home Parks	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Not Allowed	No Change	Not allowed	No Change
Short-term Rentals	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Not Allowed	Allowed by permit	Not Allowed	Allowed by permit	Allowed without permit	Allowed by permit only	Not allowed	No Change
Licensed child/foster care facilities	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed	Allowed by permit only	Allowed by permit only	No change	Not Allowed	Allowed by permit	Allowed by permit only	No Change	Allowed by permit only	No Change
Professional structures	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed	No change	Not Allowed	Not allowed unless permitted	Allowed	No Change	Allowed	No Change	Not allowed	No Change
Assisted living facilities	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Clinics, Nursing homes	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Hospitals	Not allowed	No change	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No Change	Allowed	No Change	Allowed	No Change
Motel/Hotel	Not allowed	No change	Not allowed	No change	Not allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	Not allowed	No Change
RV campground district	Not allowed	No change	Not allowed	No change	Allowed by permit only	No change	Allowed	No change	Not Allowed	No change	Not Allowed	Allowed by permit	Allowed by permit only	No Change	Not allowed	No Change
Home Businesses	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	N/A	
Civic/Community Centers	Not Allowed	No change	Not Allowed	No change	Not Allowed	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	Allowed	No Change	Only if governmental facility	No Change
Permanent STORAGE Structure (garage, storage sheds on a slab or foundation)	Allowed	Allowed up to 2 units	Allowed	Allowed up to 2 units	Allowed	No change	Allowed	No change	Allowed	No change	Allowed up to 3 outbuildings	No Change	No restrictions	No Change	No Restrictions	No Change
Temporary STORAGE Structure (skid structures, canisters NOT on a foundation)	Allowed	Allowed up to 2 units	Allowed	Allowed up to 2 units	Allowed	No change	Allowed	No change	Allowed	No change	Allowed	No Change	No restrictions	No Change	No Restrictions	No Change
Lot size	7,500 sq ft	No change	3750 sqft	No change	3750 sqft	No change	3750 sqft	No change	6000 sqft	3750 sq ft	1 acre	No Change	No restrictions	No Change	No Restrictions	No Change
Lot Width	50 ft	No change	50-ft	40 ft	50-ft	40 ft	50-ft	40 ft	50-ft	40 ft	100 ft	No Change	30-ft	25 ft	No Restrictions	No Change
Front Setback	33-ft	28 ft	28-ft	23 ft	20-ft	15 ft	12 ft	No change	28-ft	23 ft	33 ft	No Change	8-ft	not required	8 ft	No Change

	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Lands (new)		Section 6, Item A.
Description	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
Side Setback	12-ft	10ft	10-ft	5 ft, 10 ft if existing underground utilities	10-ft	5 ft, 10 ft if existing underground utilities	5-ft	5 ft, 10 ft if existing underground utilities	10-ft	5 ft, 10 ft if existing underground utilities	12 ft	No Change	No restrictions unless adjoining a residential district	No Change	No restrictions unless adjoining a residential district	No Change	
Side Setback on a corner lot	28 ft	No change	23 ft	No change	23-ft	15 ft	12-ft	No change	28-ft	23 ft	28 ft	No Change	8-ft	not required	8 ft	No Change	
Rear Setback without Alley access	20-ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20-ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20-ft or 20% lot depth	lesser of 15 ft or 20% lot depth	10 feet or 20% lot depth	No change	20-ft or 20% lot depth	lesser of 15 ft or 20% lot depth	20 ft	No Change	No restrictions unless adjoining a residential district	No Change	No Restrictions	No Change	
Rear Setback with Alley access	20 ft or 20% lot depth	No Change	20-ft or 20% lot depth	5 ft, 10ft if there are utilities	20-ft or 20% lot depth	5 ft, 10ft if there are utilities	10-feet or 20% lot depth	5 ft, 10ft if there are utilities	20-ft or 20% lot depth	5 ft, 10ft if there are utilities	20 ft	No Change	No restrictions unless adjoining a residential district	No Change	No Restrictions	No Change	
Number of Residential structures allowed	1-per-lot	no change	1-per-lot	2 per lot	2-per-lot	3 per lot	Two	Unlimited	One	2 per lot	2 per lot	No Change	no restrictions	No Change	No Restrictions	No Change	
Maximum height of Structure	30-ft	35 ft	30-ft	45 ft	30-ft	45 ft	Three-stories	45 ft	30-ft	40 ft	30-ft	45 ft	45-ft	55 ft structural, 60ft mechanical	No Restrictions	No Change	
Maximum height of Assessory Structure	20-ft	30 ft	20-ft	30 ft	20-ft	30 ft	20-ft	30 ft	20-ft	30 ft	20-ft	30 ft	45 ft	No Change	No Restrictions	No Change	
Maximum lot coverage	40%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	60%	No maximum - as determined by setbacks	40%	No maximum - as determined by setbacks	No restrictions	No Change	No Restrictions	No Change	No Restrictions	No Change	