



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

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

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/83742963579?pwd=bvFoYa2IDRPgPNRHBxoJ0hVICViOf5.1>

Meeting ID: 837 4296 3579

Passcode: 789593

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Kristin Yannone, Chris Savan, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaisons Dan Hahn and John Larsen, Assistant Public Works Director Hunter Roseberry, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF MINUTES

A. **PLANNING COMMISSION MINUTES** of March 6, 2025

3. BOARD OF ADJUSTMENT - NEW BUSINESS

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

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

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

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Title 4 Planning and Zoning update priorities discussion

7. ADJOURNMENT



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, March 06, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Vice Chair Kara Colovich, Kristin Yannone, Chris Savan, and Joe Henry. Chair Zach Mahlum, and Rob Newsom were excused, Tom Russell was absent, Council Liaisons Dan Hahn and John Larsen, Recording Secretary RaJean Strube Fossenre

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. APPROVAL OF MINUTES

A. PLANNING COMMISSION MINUTES of February 20, 2025

Kristin moved to accept the minutes, Chris seconded. Motion passed

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

Roundtable to discuss Commissioners top 3 priority list for a path forward.

A. Roundtable discussion of Member top 3 priorities for path forward.

Kara ran the meeting in Zach's absence. Each attendee listed up to three priorities for what they thought was important going forward with the following results.

Annex new areas w planned development; Annex unincorporated properties surrounded by City; Address short term rental permits; Obtain council direction on attainable housing; address planned unit developments; address accessory dwelling units; creative use of alleys/alley access; Decrease front setbacks in Residential zones; increase % of buildable lot; remove off-street parking requirement; promote single story cluster housing; maintain 10' between structures - 1 hr fire wall construction; address fire sprinklers requirements in new construction; Align housing supply for all citizens; add placemaking and increase accessibility; Align infrastructure w zoning codes/growth; Align w state statutes and other City Muni code; Adopt compliant FAA codes at airport; address appeals processes w other City Muni codes

RaJean will get priorities from those absent and categorize all the priorities into topics for discussion at the next meeting. Members discusses that each item should be discussed with the following 2 tests in mind: What is the Impact vs capital?, and is it actionable/passable?

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT

There being no further business before the commission the meeting was adjourned at 7:30



NONCONFORMING SETBACK REGISTRATION,
NONCONFORMING SERVICE LINE INSTALLATION REGISTRATION

FEE \$25

NCU# _____

240 Lincoln St., Lander WY 82520, (307)332-2870

The City of Lander recognizes that structures and utility service lines may have been constructed or installed to meet previous versions of our codes or may have been placed prior to the adoption of our codes in 1979. This form allows a landowner to register with the City of Lander Building and Zoning departments when nonconforming building setback(s) or utility service line installation exists on your property. For a list of required structure setbacks see sections 4-12-1 thru 4-12-8 at this [link](#). Accessory structure setbacks are found [here](#) in section 4-11-8 items 8 thru 11.

Front setbacks are measured from the foundation to the lip of the curb (where the concrete gutter meets the asphalt). Side and rear setbacks are measured from the foundation to the lot line for all side and rear yards. Please measure any known lots lines keeping in mind that a fence may not be exactly on the lot line.

Name of Property owner(s) Joe & Danielle Jean Kluberton
(Name on property deed)

Street Address 552 Washakie St.

Email: Kluberton@gmail.com Phone: 907-268-0087

Reason for registration (Circle one):
Building Permit _____ Subdivision Plat _____ Real Estate Transaction _____ Other _____
(type: roofing, electrical, shed, etc.)

Zoning District (Circle one):
R-1 R-2 R-3 R-5 R-MED A C M-I
Click this [link](#) and type your address into the upper right search line to find your zoning district.

Date property acquired: 2016 Current use of structure: _____
(garage, house, storage, home business, etc.)

Describe what building(s) do not meet the setback requirements and date structure was built.

STRUCTURE TYPE	YEAR BUILT OR INSTALLED	EXISTING SETBACK (in feet) FRONT - LEFT - RIGHT - REAR
☒ Residence #1	<u>1886</u>	<u>0-foot Right 0-ft Rear</u>
☐ Residence #2	_____	_____
☐ Detached Garage	_____	_____
☐ Accessory Structure #1	_____	_____
☐ Accessory Structure #2	_____	_____



NONCONFORMING SETBACK or
UTILITY INSTALLATION REGISTRATION
Page 2 of 2

Please attach a drawing or sketch of your property labeling all residences, garages, and accessory structures. To provide a sketch you can print a photo copy of your property from Google Maps or the Fremont County Assessor's map server found at this [link](#).
Restate Street Address: 552 Washakie St

- ☒ I understand that this program is available pursuant to City Code 4-11-1, which details the requirements to qualify for a nonconforming use. Click [here](#) to read Section 4-11-1.
- ☒ I further understand if a nonconforming setback permit is issued it will remain in effect as long as the structure is not demolished or destroyed more than 50%. Replacement structures will be required to follow all current setbacks in accordance with the City of Lander Title 4 Zoning Code.
- ☒ I further understand a nonconforming setback permit will be null and void if the structure(s) experience a change in use or are abandoned for more than one year in accordance with the City of Lander Title 4 Zoning Code.

Signed [Signature] Dated: 02/07/2025
(Property Owner)

The Property Owner, Joe Kluberton Subscribed in my
(Print Name)
presence and sworn to before me this 7 day of February, 2025

Witness my hand and official seal:
DANIELLE BOGGIS
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165643
My commission expires: 7/1/2027
[Signature]
Notary Public

City Staff Only: I certify that the above applicant's information has been verified and does hereby qualify for a nonconforming setback registration.

Approved: City of Lander Building Department

Approved: City of Lander Zoning Representative

Nonconforming Permit Number



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

Section 3, Item A.

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

For Office use only: Case # 25.01 Public hearing date March 6
Date Received 2/7/25 Date Fee Paid 2/7/25
Date of public notice 2/19/25 Commission Decision _____

Name of Applicant Joe Kluberton Email kluberton@gmail.com
Address 870 North Ln Phone 907-268-0087

Do you own this property Yes ☒ No _____

If no, Name of Owner Joe + Danielle Jan Kluberton Email kluberton@gmail.com
Address _____ Phone _____

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

552 Washakie St. + 550 Washakie St.
Sub-division survey sent to RaJean from Chris Hamilton
Name of Subdivision Trooper's Addition Block 116, Lots 15+16

Total area of this subdivision: 0.09 + 0.26 = 0.35 acres.

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

Number of Proposed Lots: 2 Typical Lot Size 3,752 sq ft and 11,248 sq ft
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning R-2 Proposed Zoning R-2
(Please fill out a Request for Re-Zoning if appropriate)



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

Section 3, Item A.

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

Type of Development Proposed:

Residential (single-family)	_____	acres
Residential (multi-family)	0.34	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other	_____	acres

Name of
Surveyor Chris Hamilton Email hamilton@wyoming.com
Address _____ Phone 307-349-4141

Name of
Engineering firm _____ Email _____
Address _____ Phone _____

PRELIMINARY PLAT CHECKLIST -

- (1) Preliminary Plats shall be submitted in two (2) hard copies, and one (1) PDF, to the Department of Planning. The Preliminary Plat shall consist of a drawing or drawings and accompanying material and information prescribed as follows:
- (2) The Preliminary Plat drawing shall be prepared at a scale of 1" = 100' or larger for subdivisions where the majority of lots are less than five (5) acres in size. The scale may be reduced to 1" = 200' for subdivisions in which the minimum lot size is five (5) acres or more. The face of the drawing shall contain the following information:
 - (a) The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.
 - (b) Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible.
 - (c) A vicinity map drawn at a scale of 1" = 1,000' or 1" = 2,000' showing the location of the proposed subdivision in the City and its relationship to surrounding development.
 - (d) The names, addresses and phone numbers of the developer or subdivider, and the individual or firm responsible for the preparation of the Preliminary Plat.
 - (e) A legal description of the subdivision boundary.



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

Section 3, Item A.

- (f) The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
 - (g) A description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.
 - (h) Existing contours at an interval of two (2) feet unless portions of the proposed subdivision has such severe slopes that, as determined by the City Engineer, intervals greater than two (2) feet would be more suitable.
 - (i) General location and extent of any significant natural features such as wooded areas, streams, drainage ways, or lakes.
 - (j) Floodplains of designated streams as delineated on maps available in the office of the City Engineer.
 - (k) Location, dimensions, and names of existing roads, streets, alleys, rights-of-ways and structures within and within twenty (20) feet immediately adjacent showing how they relate to the proposed subdivision layout.
 - (l) Location, size, and grades of existing sewers, water mains, gas lines, pipelines or other underground utilities or installations within the proposed subdivision or immediately adjacent thereto.
 - (m) Location and dimensions of all easements of record.
 - (n) Existing zoning and land use of proposed subdivision and immediately adjacent areas.
 - (o) Location and width of proposed streets, alleys, pedestrian ways and easements.
 - (p) Layout, numbers and approximate dimensions of proposed lots and blocks.
 - (q) Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted.
 - (r) A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way and other descriptive material useful in reviewing the proposed subdivision.
- (3) The following information and material shall accompany the Preliminary Plat drawing:
- (a) Payment of the total amount of the Preliminary Plat fee.



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

Section 3, Item A.

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

N/A

(b) A statement explaining how and when the subdivider proposes to install water, sewer, paving, sidewalks, drainage ways, and other required improvements.

N/A

(c) A statement describing the development and maintenance responsibility for any private streets, ways or open spaces.

N/A

(d) A soils report, or the recommendation of a qualified professional engineer, or a letter from the affected Soil Conservation District) regarding soil suitability, including corrosion hazard, erosion control, sedimentation and flooding problems.

N/A

(e) A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.

N/A

(f) A petition for annexation to the City of Lander if the land to be subdivided is contiguous to and, either by itself or as part of a larger tract, is completely surrounded by the boundaries of the city.

N/A

(g) An application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed.

✓

(h) A subdivision application on the standard forms provided.

✓

(i) A completed Preliminary Plat check list on the standard forms provided.

N/A

(j) Information as to appurtenant water rights, including but not limited to quantity, source and applicable documents.

✓

(k) A copy of the warranty or proof of clear title to the lands within the legal description.

(4) After receipt of the Preliminary Plat and all required supporting material, the Department of Planning shall schedule the Plat for consideration at the next regular meeting of the Planning Commission which occurs after twenty-one (21) days from the date on which the Plat was submitted.



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

Section 3, ItemA.

FINAL PLAT REQUIRED SUPPORTING MATERIAL

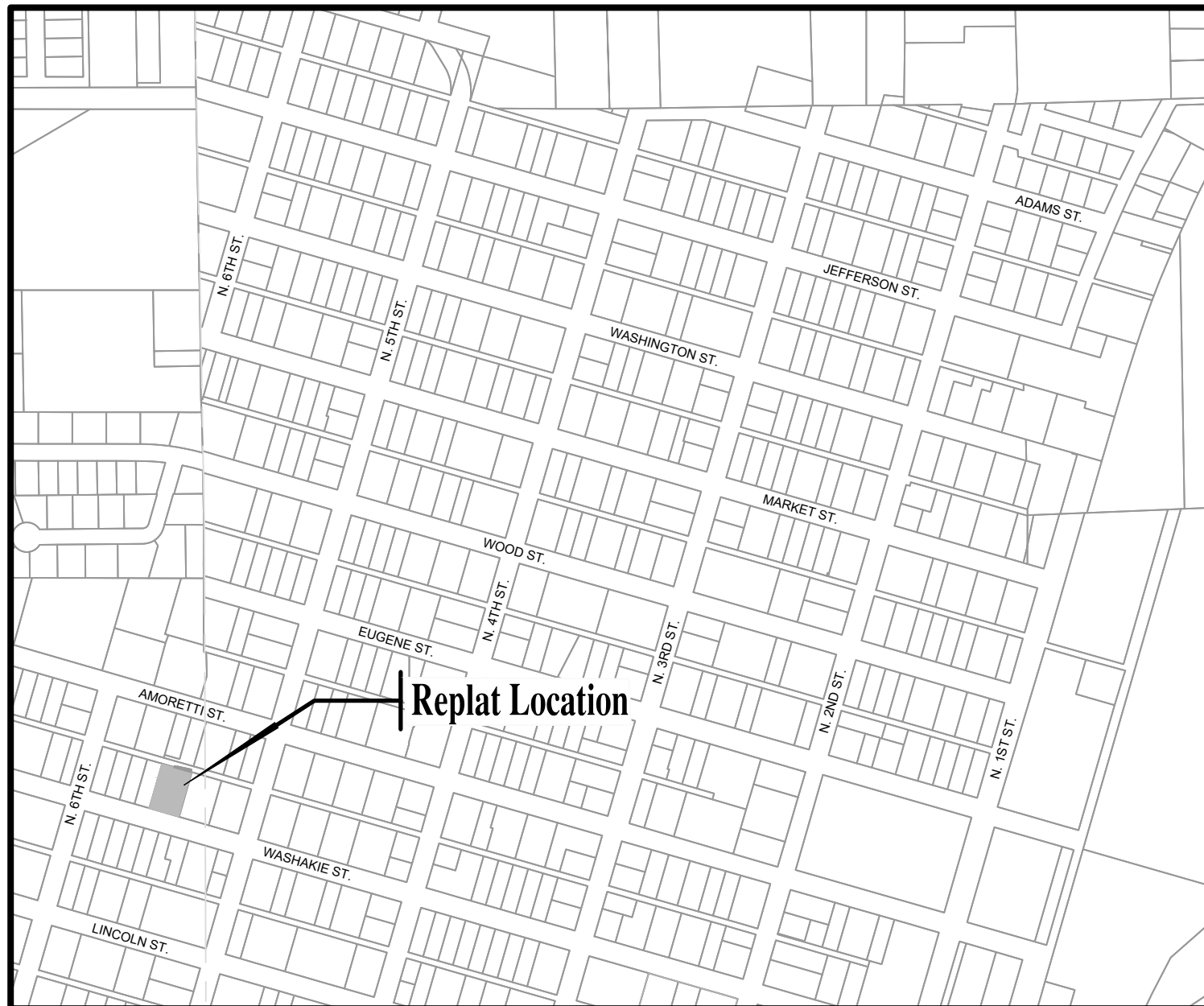
- ☒ 1. Total amount of final plat fee \$ 400
- ☒ 2. Two (2) hard copies and one PDF of the Plat.
- ☒ 3. A completed final plat checklist.
- ☒ 4. Supporting material on the final plat checklist, such as street plans and profiles, Final Water and Sewer designs, which may, if revised, create the need to adjust the plat configuration.
- N/A 5. A variance request if applicable in accordance with City Codes 4-6-1 if required. Encroachment licence required
- N/A 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.
- N/A 9. Payment of fees in lieu of public land dedication, if required.
- N/A 10. Copies of recorded off site utility easement(s) when necessary.
- N/A 11. Disclosure statement regarding ameliorating any hazardous conditions or materials in a form to be recorded if required.
- N/A 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.

Review Date: 2025-02-06
PLAT OF:

TROSPER'S ADDITION BLOCK 116, LOTS 15 & 16 REPLAT

located in the:
**NE1/4NW1/4, Sec. 18, T33N, R99W. 6th
P.M.
CITY OF LANDER, WY**



LOCATION MAP

Scale: 1" = 500'

PLAT INFORMATION

Re-Platted into Two Lots - 15,000 square feet (0.34 Acres)
Zoned: R-3

SUBDIVIDER INFORMATION

Joe Kluberton and Danielle Jean Kluberton, 552 Washakie Street,
Lander, WY 82520 described as: (Lots 15 and 16, Block 116,
Trospers Addition to the City of Lander, Fremont County, Wyoming),
per record in Document 2021-1433143.

PLANNING COMMISSION CERTIFICATE

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

Chairman

CITY ENGINEER CERTIFICATE

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

City Engineer

CITY COUNCIL CERTIFICATE

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

Mayor

City Clerk

CLERK & RECORDER'S CERTIFICATE

This plat of Trospers Addition, Block 116, Lots 15 and 16 Replat,
City of Lander, is filed in the office of Clerk and Recorder of Fremont
County at _____ o'clock _____ M., on the _____ day of
_____, 2025, and is duly recorded in Plat Cabinet _____,
page _____, Document No. _____.

Clerk & Recorder

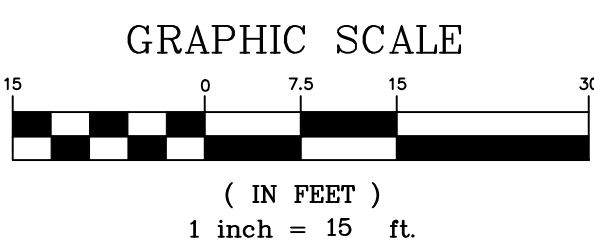
Deputy



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

PROJECT:
124121

Sheet 1
of 1 Sheets



CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that:

Joe Kluberton and Danielle Jean Kluberton, owners of Lots 15 and 16, Block 116, Trospers Addition, City of Lander. As recorded in Document 2021-1433143 on October 1, 2021.

As it appears on this plat is with free consent, and in accordance with desires of the undersigned owners; have caused this property to be replatted into lots as shown and designated the same to be henceforth known as Trospers Addition, Block 116, Lots 15 and 16 Replat, City of Lander, County of Fremont, State of Wyoming; and do hereby grant to the city, and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary of their ownership as shown hereon and adjacent thereto for their indicated uses.

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

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

Executed this _____ day of _____, 2025.

Joe Kluberton

Danielle Jean Kluberton

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

The forgoing dedication was acknowledged before me this _____ day of _____, 2025, by Joe Kluberton and Danielle Jean Kluberton.
Witness my hand and official seal:

My commission expires: _____
Notary Public

PLAT NOTES

This plat is to restructure Lots 15 and 16 of Block 116, Trospers Addition, of the City of Lander, by changing the current lots to the division as shown hereon.

Per zone requirements for Zone R-3, Front setback is 20 feet, Side setback is 10 feet, Rear setback is 20 feet and Corner Lot setback is 23 feet, and are shown on this plat. Existing structure on Lot 2A have a temporary license recorded with this plat.

The bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Feet; the distances are based upon a grid to ground scale factor of 1.0003175735 referenced from a control point, NGS "HART", using a latitude of N42°50'16.18787" and a longitude of W108°43'02.35522" and an ellipsoid height of 5337.61 ft.

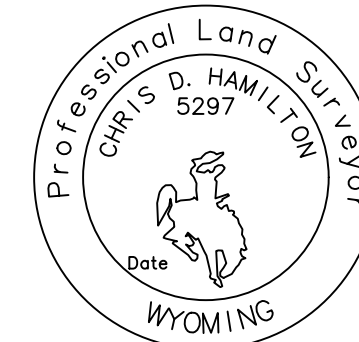
CERTIFICATE OF SURVEYOR

COUNTY OF FREMONT) ss
STATE OF WYOMING)

I, CHRIS D. HAMILTON, do hereby state that I am a registered Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of TROSPERS ADDITION, BLOCK 116, LOTS 15 and 16 REPLAT; that this surveyed has referenced the record plat of Trospers Addition, recorded in Book 'A' of Plats, on October 9, 1905; that this plat was made from an accurate survey of said property, made by me and/or under my supervision and correctly shows the location and dimensions of the lot and streets of said subdivision to the best of my knowledge, information and belief.

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

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



BOUNDARY LEGEND:

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

UTILITIES LEGEND:

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



City of Lander Board of Adjustments and Planning Commission

March 18, 2025

City Staff Comments on S 25.01, Trosper's Addition Replat, Kluberton

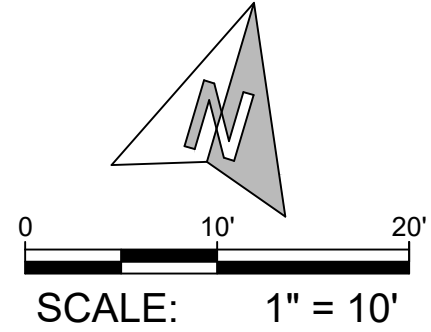
City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. Sidewalks on Washakie Street frontage must be installed to the current version of the City Specifications. Owner has been working with a contractor since last fall for this installation.
2. Nonconforming setbacks permit NCU 25.01 must be approved in conjunction with the plat for encroachment into the alley of the existing structure on Lot 16A. The City is willing to issue an encroachment license since the structure was built prior to adopting City Codes and record the license with the plat upon commission approval.

There have been no public comments received as of the date of this letter. City Staff recommends approval of S 25.01 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry

ORIGINAL CITY OF LANDER
BLOCK 18, LOTS 10 & FRACTIONAL
LOT 9
RE-PLAT
SECTION 18, T33N, R99W, 6th PM
CITY OF LANDER, WY
FINAL PLAT



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that:

YVONNE ELLIOTT, being the owner of lands described in Document 2016-1386902, recorded April 12, 2016, more particularly described as follows:

The Westerly 2 feet of the Southerly 25 feet of Lot 9, and all of Lot 10, Block 18, the Original City of Lander, Fremont County, Wyoming.

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 re-subdivided into lots as shown and designated the same to be henceforth known as THE ORIGINAL CITY OF LANDER, BLOCK 18, LOT 10, AND FRACTIONAL LOT 9, RE-PLAT, CITY OF LANDER, 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 and hereafter generally utilized by the public.

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 ____, 2025

YVONNE ELLIOTT

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me by YVONNE ELLIOTT, this

____ day of ____, 2025.

By: _____

Witness my hand and official seal

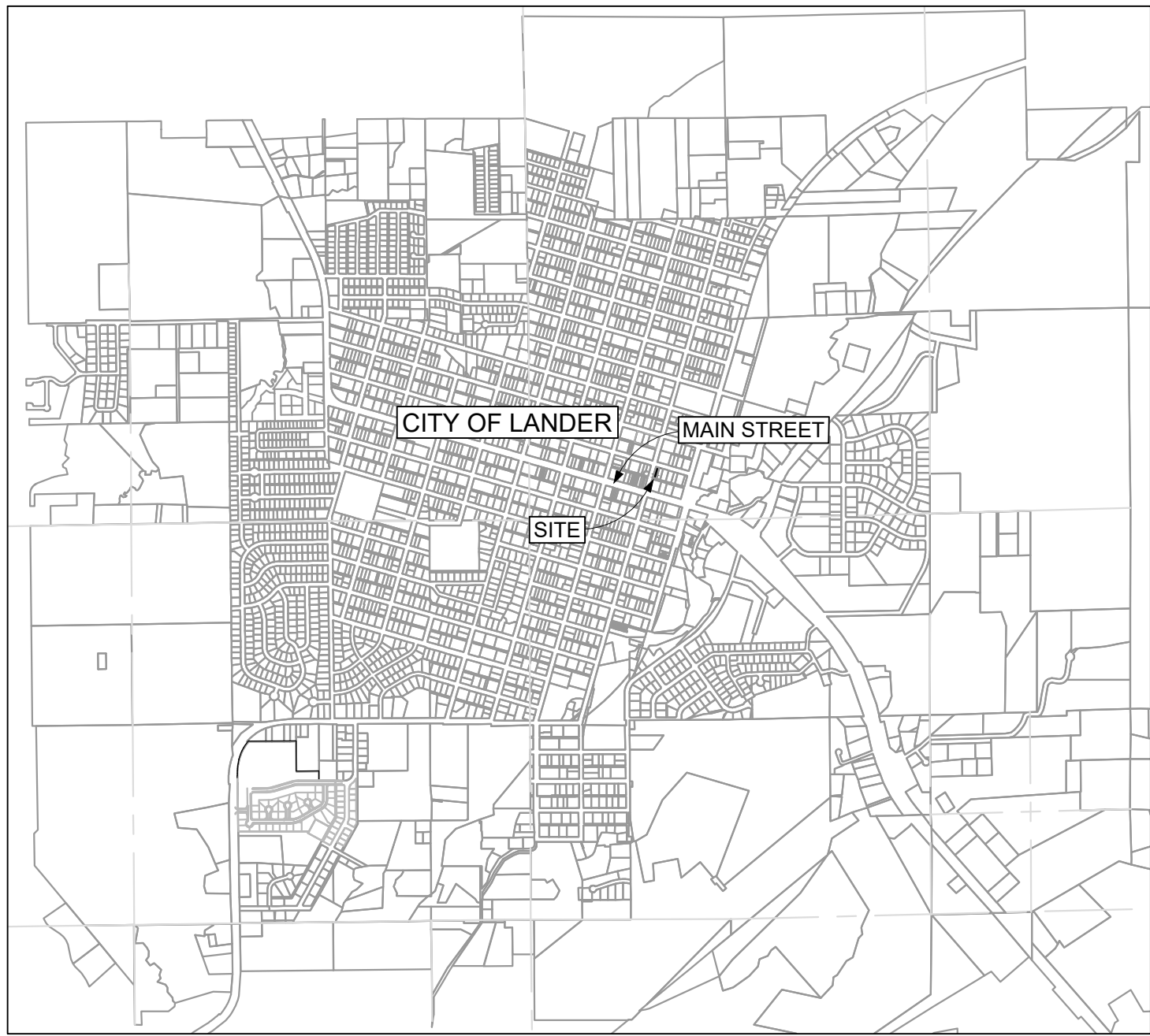
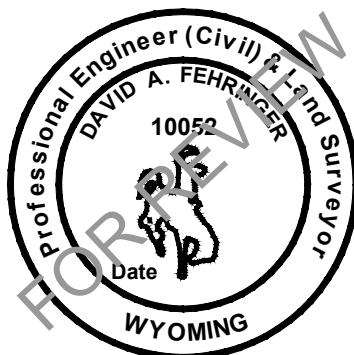
My commission expires _____

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.
2. Bearings and distances shown on this plat as measured are designated as (M). Record bearings and distance are designated with (R)
3. Water and sewer services for Lot 10A are required to be installed prior to any new construction

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 THE ORIGINAL CITY OF LANDER, BLOCK 18, LOT 10 AND FRACTIONAL LOT 9, RE-PLAT, CITY OF LANDER; 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.



VICINITY MAP
SCALE: 1" = 2000'

LEGEND:

Set Property Corner - 2" Aluminum Cap on a 5/8" x 24' rebar marked	.....	⊙
PELS 10052		
Set Property Corner - Magnetic nail & washer	.....	⊙
Found 1-1/2" Aluminum Cap PELS 5011	.....	⊙
Electric Meter	.....	⊙
Gas Meter	.....	⊙
Power pole	.....	⊙
Subdivision Boundary	.....	⊙
Utility Easements	.....	⊙
Setback Lines	.....	⊙
Concrete walks, driveways, structures	.....	⊙
Fence lines	.....	⊙
Water lines	.....	⊙
Sewer lines	.....	⊙
Overhead Power	.....	⊙
Gas Line	.....	⊙

RE-SUBDIVISION INFORMATION:

2 LOTS - 7,550 SF (0.17 AC.)
ZONE COMMERCIAL

CITY COUNCIL CERTIFICATE:

Approved by the City Council of Lander on this ____ day of ____ 2025.

Mayor

City Clerk

CLERK OR RECORDERS CERTIFICATE:

This plat was filed for record on the Office of the Clerk and Recorder at ____ o'clock ____, on the ____ day of ____, 2025 and is duly recorded in Plat Cabinet ____, Page ____, No ____.

Clerk

Deputy Clerk

PLANNING COMMISSION CERTIFICATE:

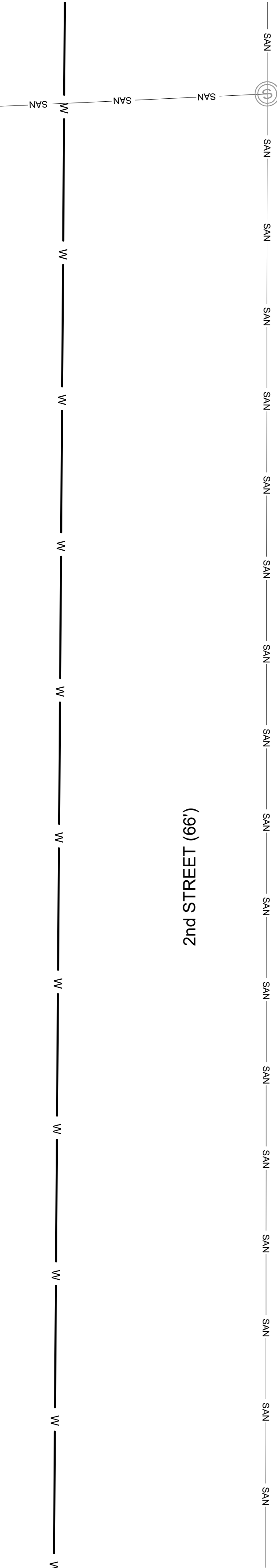
This plat approved by the City Of Lander Planning Commission on this ____ day of ____ 2025.

Chairman

CITY ENGINEER CERTIFICATE:

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

City Engineer



2nd STREET (66')

LINCOLN STREET

LOT 10A
3,750 SF

LOT 9

BENANDARIN, LLC
DOC 2023-1450851
185 LINCOLN ST

LOT 10B
3,800 SF

ONE STORY WOOD
FRAME RESIDENCE

ALLEY



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

For Office use only: Case # _____ Public hearing date _____
Date Received _____ Date Fee Paid _____
Date of public notice _____ Commission Decision _____

Name of
Applicant Dan Hahn Email dhahn@landerwyoming.org
Address 573 N 5th St, Lander, WY 82520 Phone _____

Do you own this property Yes _____ No ☒ _____

If no, Name of
Owner Yvonne Elliott Email _____
Address 160 N 2nd St, Lander, WY 82520 Phone 307-349-7620

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a
Legal description prepared by a surveyor)
160 N 2ND ST

ORIGINAL TOWN OF LANDER BLOCK 18 W 2' OF S 25' OF LOT 9 & LOT 10

Name of Subdivision ORIGINAL TOWN OF LANDER BLOCK 18 W 2' OF S 25' OF LOT 9 & LOT 10 REPLAT

Total area of this subdivision: 0.17 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 (3775 SF)
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

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



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

Type of Development Proposed:

Residential (single-family)	_____	acres
Residential (multi-family)	_____	acres
Commercial	0.17	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other _____	_____	acres

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

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

PRELIMINARY PLAT CHECKLIST -

- (1) Preliminary Plats shall be submitted in two (2) hard copies, and one (1) PDF, to the Department of Planning. The Preliminary Plat shall consist of a drawing or drawings and accompanying material and information prescribed as follows:
- (2) The Preliminary Plat drawing shall be prepared at a scale of 1" =100' or larger for subdivisions where the majority of lots are less than five (5) acres in size. The scale may be reduced to 1" =200' for subdivisions in which the minimum lot size is five (5) acres or more. The face of the drawing shall contain the following information:
 - (a) The name of the subdivision. The name shall not duplicate or too closely resemble the name of any subdivision previously filed in the County.
 - (b) Date of preparation, scale and north arrow. The top of each sheet shall represent north wherever possible.
 - (c) A vicinity map drawn at a scale of 1" = 1,000' or 1" = 2,000' showing the location of the proposed subdivision in the City and its relationship to surrounding development.
 - (d) The names, addresses and phone numbers of the developer or subdivider, and the individual or firm responsible for the preparation of the Preliminary Plat.
 - (e) A legal description of the subdivision boundary.



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

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

- (f) L The boundary lines of the subdivision in a heavy, solid line and referenced to section or quarter section lines.
 - (g) J A description of all monuments, both found and set, which mark the boundary of the subdivision, and a description of all control monuments used in the survey.
 - (h) A Existing contours at an interval of two (2) feet unless portions of the proposed subdivision has such severe slopes that, as determined by the City Engineer, intervals greater than two (2) feet would be more suitable.
 - (i) General location and extent of any significant natural features such as wooded areas, streams, drainage ways, or lakes.
 - (j) Floodplains of designated streams as delineated on maps available in the office of the City Engineer.
 - (k) Location, dimensions, and names of existing roads, streets, alleys, rights-of-ways and structures within and within twenty (20) feet immediately adjacent showing how they relate to the proposed subdivision layout.
 - (l) Location, size, and grades of existing sewers, water mains, gas lines, pipelines or other underground utilities or installations within the proposed subdivision or immediately adjacent thereto.
 - (m) Location and dimensions of all easements of record.
 - (n) Existing zoning and land use of proposed subdivision and immediately adjacent areas.
 - (o) Location and width of proposed streets, alleys, pedestrian ways and easements.
 - (p) Layout, numbers and approximate dimensions of proposed lots and blocks.
 - (q) Location, dimension and size in acres of all sites proposed to be used for commercial, industrial, multi-family residential, public or quasi-public use with the use noted.
 - (r) A summary of the total number of acres, number of lots, acreage of commercial or industrial areas, acreage of open space, amount of land in rights-of-way and other descriptive material useful in reviewing the proposed subdivision.
- (3) The following information and material shall accompany the Preliminary Plat drawing:
- L (a) Payment of the total amount of the Preliminary Plat fee.



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

PRELIMINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

- _____ (b) A statement explaining how and when the subdivider proposes to install water, sewer, paving, sidewalks, drainage ways, and other required improvements.
 - _____ (c) A statement describing the development and maintenance responsibility for any private streets, ways or open spaces.
 - _____ (d) A soils report, or the recommendation of a qualified professional engineer, or a letter from the affected Soil Conservation District) regarding soil suitability, including corrosion hazard, erosion control, sedimentation and flooding problems.
 - _____ (e) A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.
 - 21/4 _____ (f) A petition for annexation to the City of Lander if the land to be subdivided is contiguous to and, either by itself or as part of a larger tract, is completely surrounded by the boundaries of the city.
 - _____ (g) An application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed.
 - _____ (h) A subdivision application on the standard forms provided.
 - _____ (i) A completed Preliminary Plat check list on the standard forms provided.
 - _____ (j) Information as to appurtenant water rights, including but not limited to quantity, source and applicable documents.
 - _____ (k) A copy of the warranty or proof of clear title to the lands within the legal description.
- (4) After receipt of the Preliminary Plat and all required supporting material, the Department of Planning shall schedule the Plat for consideration at the next regular meeting of the Planning Commission which occurs after twenty-one (21) days from the date on which the Plat was submitted.



CITY OF LANDER
SUBDIVISION CHECKLIST – TITLE 4-9-4
NON-REFUNDABLE FEES
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)
160 N 2nd ST

ORIGINAL TOWN OF LANDER BLOCK 18 W 2' OF S 25' OF LOT 9 & LOT 10 REPLAT



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

Name of Subdivision ORIGINAL TOWN OF LANDER BLOCK 18 W 2' OF S 25' OF LOT 9 & LOT 10 REPLAT

Total area of this subdivision: 0.17 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 3775 sq ft
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

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

Type of Development Proposed:
Residential (single-family) _____ acres
Residential (multi-family) _____ acres
Commercial 0.17 _____ acres
Industrial _____ acres
Open Space (Title 4-9-8) _____ acres
Street Rights-of-Way _____ acres
Other _____ acres

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

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

- ☒ 1. Final plat sheet size 24" x 36"
- ☐ 2. Plat drawn in black, waterproof India ink on tracing linen, Mylar or similar material
- ☐ 3. Scale of 1"=100' or larger (scales noted on the plat) (1"=200' is allowable if minimum lot size is greater than five (5) acres.)



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

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
- ____ 12. Drainage easements labeled and appropriately dedicated
- ____ 13. Street names according to naming system with no duplication of existing street names
- ____ 14. Lots and blocks properly numbered
- ____ 15. Any **exceptions** to the subdivision noted
- ____ 16. Total acreage of the subdivision and total number of lots noted
- ____ 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- ____ 18. Signed certification by a registered land surveyor
- ____ 19. Certification signatures for approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations
- ____ 20. Certificate for recording by the county Clerk and Records
- ____ 21. Disclosure statement of hazards if required
- ____ 22. Appropriate annexation language if the plat is also an annexation plat



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

FINAL PLAT REQUIRED SUPPORTING MATERIAL

- | | |
|------------|--|
| <u>✓</u> | 1. Total amount of final plat fee \$ <u>400</u> |
| <u> </u> | 2. Two (2) hard copies and one PDF of the Plat. |
| <u> </u> | 3. A completed final plat checklist. |
| <u>N/A</u> | 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. |
| <u>N/A</u> | 5. A variance request if applicable in accordance with City Codes 4-6-1 if required. |
| <u>N/A</u> | 6. Plans for elimination or ameliorating any natural hazards. |
| <u> </u> | 7. A subdivision application form (minor plat only) |
| <u>N/A</u> | 8. Warranty deed and title insurance for public lands other than streets, alleys and easements. |
| <u> </u> | 9. Payment of fees in lieu of public land dedication, if required. |
| <u>N/A</u> | 10. Copies of recorded off site utility easement(s) when necessary. |
| <u>N/A</u> | 11. Disclosure statement regarding ameliorating any hazardous conditions or materials in a form to be recorded if required. |
| <u>N/A</u> | 12. Appropriate commitment guaranteeing the timely completion of required improvements. Attach a bond or Irrevocable Letter of Credit in accordance with City Code title 4-9-7-10(i). |

Subdividers are requested to submit a cover letter and all supporting documentation and narratives with all final plat submittals.



City of Lander Board of Adjustments and Planning Commission

March 17, 2025

City Staff Comments on S 25.02, Original Town of Lander Blk 18 replat, Elliot

City Staff has reviewed the subject Minor plat and offers the following comments based on the subdivision codes set forth in Title 4-9-5 - Minor Plats. The following requirements must be met prior to recording the Plat.

1. Sidewalks on N 2nd Street must be installed by the owner to the current version of the City Specifications. Lincoln Street sidewalks will be installed during the Lincoln Street reconstruction project at no cost to the owner.
2. A 10-foot utility easement must exist the full length of the property on both Lincoln and N 2nd Streets
3. All existing and proposed water and sewer taps must be shown on the plat. Owner must get with Public works to install service taps on Lot 10 A which must be installed while the Lincoln Street reconstruction is being constructed.

There have been no public comments received as of the date of this letter. City Staff recommends approval of S 25.02 if all the conditions set forth above are met.

RaJean Strube Fossen
Lance Hopkin
Hunter Roseberry



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

Section 3, Item C.

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

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

Signature of applicant Russ & Lisa Date 2/10/25

Signature of owner Russ & Lisa Date 2/10/25



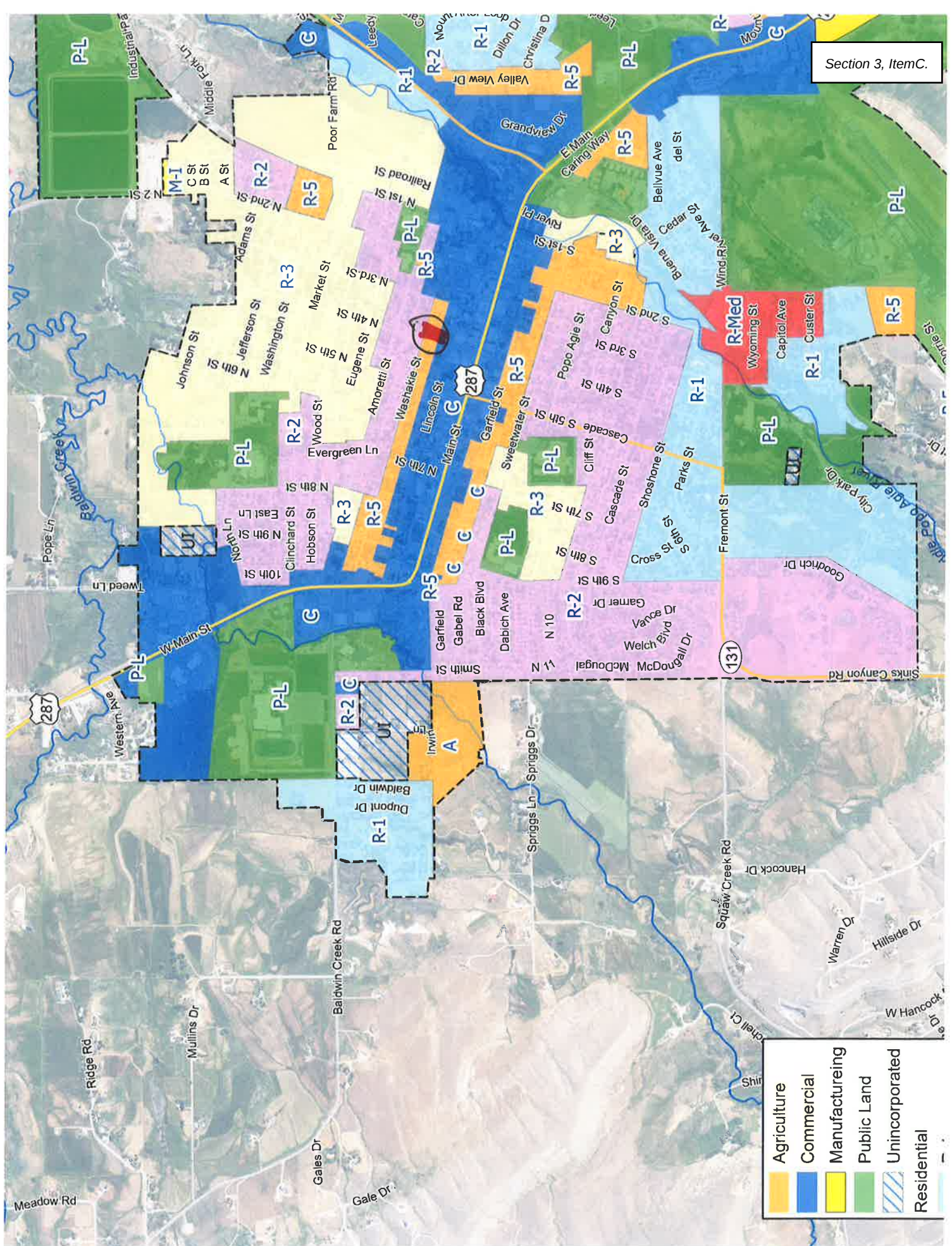
CITY OF LANDER
CONDITIONAL USE APPLICATION – TITLE 4-6-1
NON-REFUNDABLE FEE \$500.00

Section 3, Item C.

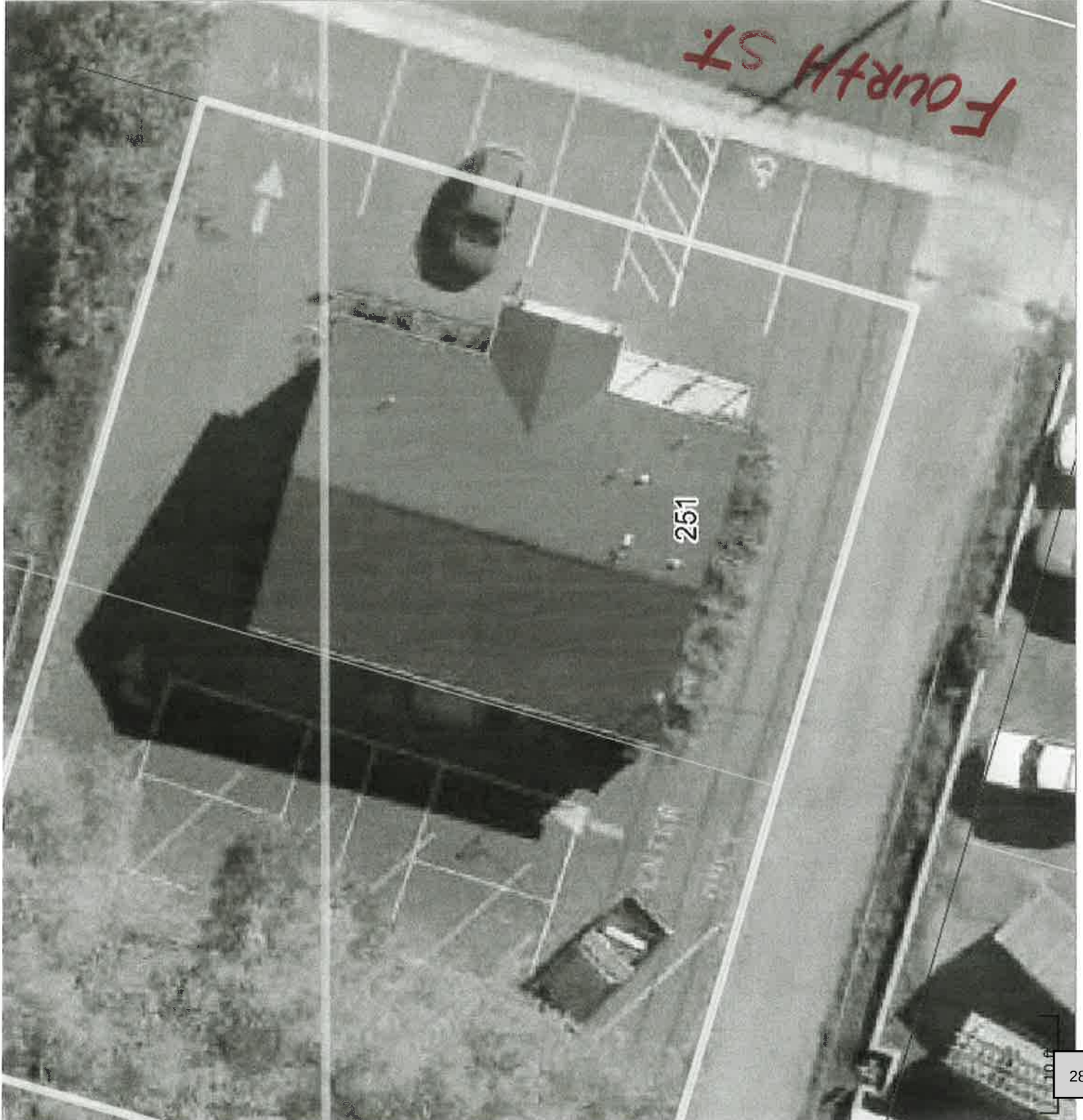
INSTRUCTION SHEET

1. A Conditional Use Permit application must be submitted along with a plot plan or drawing. The graphic must be a straight-edged drawn plan (a drawing to scale is preferred but not necessary) delineating the property lines and dimensions, adjacent street(s) and name(s) of that/those street(s), a north arrow, the location of existing/proposed building(s) on the parcel and if applicable off-street parking and/or loading layout. Aerial photographs of your property can be found on the Fremont County map server at <https://maps.greenwoodmap.com/fremontwy/>
2. The following are the procedures required for a conditional use permit application:
 - (a) Review the request with the City Planning Staff. Application forms are available on the City Website www.landerwyoming.org on the homepage under the "Documents and Forms" tab.
 - (b) The City ordinance 4-6-1 states the rules for Conditional uses. The City Zoning code can be found on the City website www.landerwyoming.org on the homepage under the "City Code Book" tab.. Allowed conditional uses are listed in each separate zoning district 4-12-2 through 4-12-9.
 - (c) For a Home Business Conditional Use additional information is required per City ordinance 4-11-4 and as listed on an addendum to the Conditional Use application.
 - (d) For a Childcare/daycare/group home Conditional Use additional information is required on an addendum to the Conditional Use application.
 - (e) The Board of Adjustment meets the First Thursday of the month. By ordinance, a legal notice regarding the case must be published in a newspaper of general circulation at least fifteen (15) days prior to the public hearing. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date in order to meet this publication requirement. There will be no exceptions from the twenty-one (21) day filing deadline date.
 - (f) The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request.
 - (g) All public hearings are held in the City Council Chambers, 240 Lincoln Street, Lander, Wyoming 82520 starting at 6:00 p.m. unless otherwise posted.
3. Within 30 days of the public hearing and vote of the Board of Adjustments you will receive a letter of determination signed by the City Attorney. If granted, you will have to abide by any and all conditions set forth in the conditional use permit. The permit will be in effect as long as you own the property and CANNOT be transferred to future property owners.

Conditional Use Case number: CU 25.01
Your meeting will be held: 3/6/25
Return forms by: _____



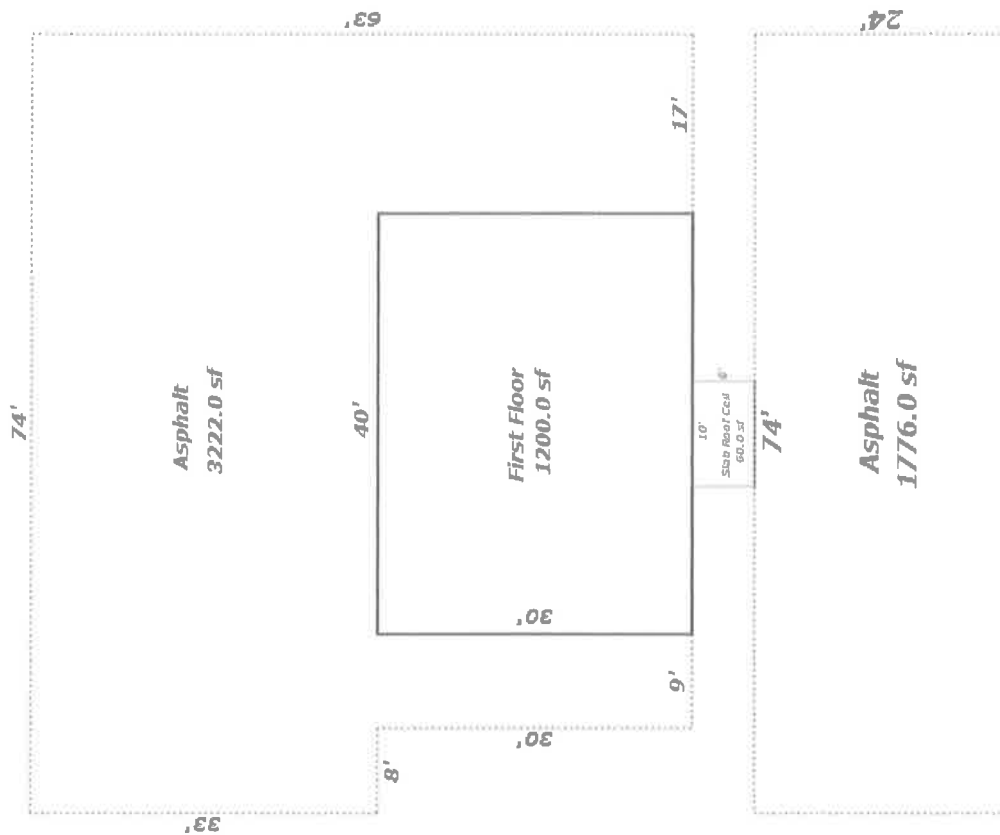




- Lot and Parcel Lines
- Subdivisions
- U.S. Highway
- State Highway
- County (Maintained)
- County (Unmaintained)
- Municipal Streets / Public Roads
- Private Roads
- Other Roads
- 2022 Aerial Photography



Fremont County provides this map for display purposes only and invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with use or misuse of this information.
printed 2/3/2025



rcel

Section 3, ItemC.

PIDN: 33991813401100

Tax ID: 00000000R0034784 Property Taxes

Tax District: 0151

Property Owner(s): YELLOW DOG LLC

Mailing Address: 322 STAGECOACH TRL
CODY, WY 82414-7895

Street Address: 251 N 4 ST

Deed: 1458260, 09/06/2024

Location: ORIGINAL TOWN OF LANDER & RIVERSIDE ADDN BLK 10 S 75' OF LOTS
1 & 2 WD 2024-1458260

2024 Actual Value: \$ 319,173 (\$ 57,250 Land + \$ 261,923 Improvements)

2024 Assessed Value: \$ 30,322

nd

Acres	Square Feet	Class
0.17	7,500	Residential
0.17	7,500	Total

Residential	1	Stories	Sq Ft	Exterior	Roof Cover	Bedrooms	Year Built*	Sketch(s)	Photo(s)
Unit 1	0.0	1200	Frame Hardboard	Composition Shingle		2017	<u>1</u> sketch(s)	<u>2</u> photo(s)	
1 bath with 3 fixtures									
Add On Asphalt Av		1776							
Add On Asphalt Av		3222							
Porch Slab Roof Ceil		60							

ear built may not be original year built due to remodeling and additions.



City of Lander
240 Lincoln St
Lander, WY 82520
(307) 332-2870
dboggis@landerwyoming.org

XBP Confirmation Number: 223043006

Transaction detail for payment to City of Lander.			Date: 02/13/2025 - 2:47:36 PM MT
Transaction Number: 236521656 eCheck - Checking — XXXXX3914 Status: Successful			
Account #	Item	Quantity	Item Amount
	MISC	1	\$500.00
Notes: CONDITIONAL USE APPLICATION			

TOTAL: \$500.00

Billing Information
YELLOW DOG LLC
76067

Transaction taken by: Admin DANIELLE



City of Lander Board of Adjustments and Planning Commission

March 18, 2025

City Staff Comments on CU 25.01, Short term rental, 251 N 4th, Tripp

City staff received one written public comment on this conditional use request asking that dedicated parking be required on the lot to keep the public street free from parked cars.

The short-term rental application is in order and meets all the requirements for off-street parking. Guests will be restricted to 5. A privacy fence is proposed but the location retains at least 2 off-street parking spaces on the paved portion of the lot.

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

City staff recommends approval of permit CU 25.01 conditional on the following.

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

RaJean Strube Fossen

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