



**CITY OF LANDER**  
**BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING**

Thursday, December 07, 2023 at 6:00 PM  
City Council Chambers, 240 Lincoln Street

**AGENDA**

---

Join Zoom Meeting

<https://us06web.zoom.us/j/85768470104?pwd=NDFJZ01nTlZwMEYvSTFiS2lMYzB4QT09>

Meeting ID: 857 6847 0104

Passcode: 339483

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 November 16, 2023

B.

**3. BOARD OF ADJUSTMENT - NEW BUSINESS**

**4. BOARD OF ADJUSTMENT - OLD BUSINESS**

**5. PLANNING COMMISSION - NEW BUSINESS**

**6. PLANNING COMMISSION - OLD BUSINESS**

A. Review Title 4 updates on Residential sections

**7. ADJOURNMENT**

**CITY OF LANDER**

**BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING**

Thursday, November 16, 2023 at 6:00 PM

City Council Chambers, 240 Lincoln Street

**MINUTES**



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

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**2. APPROVAL OF MINUTES**

A. **BOARD OF ADJUSTMENT MINUTES** of November 2, 2023  
Tom moved to accept the minutes; Dave 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. Review of Suggested Title 4 changes for all residential zones

The members discussed any changes to the prewritten spreadsheet of suggested changes. Some corrections were made. RaJean will add suggested changes to the Ag, Commercial and Public Lands into the spreadsheet for review at the next meeting. Anne Even will help RaJean make visuals and graphic depiction of the changes for presentations. It was suggested that there be town hall type presentations to the Realtors Multi list group, Contractors (located at the two lumber yards), Rotary, Kiwanis, and Elks prior to having the 1<sup>st</sup> reading of the ordinance before council. The public hearing may be performed at a town hall meeting separate from the 1<sup>st</sup> reading of the ordinance if that is deemed appropriate.

B. Proposed changes on residential off-street parking requirements

It was determined that off-street parking still needed input from Kristin and Kara so that will be discussed at the next meeting.

C. Other – There will be no Dec 21<sup>st</sup> meeting.

**7. ADJOURNMENT at 7:28 pm.**

Description	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Land	
	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	<del>Allowed with no limit on # of units</del>	Allowed up to 4 units	<del>Allowed up to 4 units</del>	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	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	<del>1 minimum, 2 maximum</del>	TBD (1 per dwelling unit?)	<del>1 minimum, 2 maximum</del>	TBD (1 per dwelling unit?)	<del>1 minimum, 2 maximum</del>	TBD (1 per dwelling unit?)	<del>1 minimum, 2 maximum</del>	TBD (1 per dwelling unit?)	<del>1 minimum, 2 maximum</del>	TBD	As listed in 4-11-10	TBD	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	No Change	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
Licensed child/foster care facilities	Allowed by permit only	No change	Allowed by permit only	No change	Allowed by permit only	No change	<del>Allowed</del>	Allowed by permit only	Allowed by permit only	No change	Not Allowed	No Change	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	<del>Not Allowed</del>	Not allowed unless permitted	Not 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	Not allowed unless permitted	No change	Allowed	No change	Not Allowed	No change	Not Allowed	No Change	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 Accessory Structure (garage, storage sheds on a slab or foundation)	<del>Allowed</del>	Allowed up to 2 units	<del>Allowed</del>	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 Accessory Structure (skid structures, canisters NOT on a foundation)	<del>Allowed</del>	Allowed up to 2 units	<del>Allowed</del>	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	<del>6000 sqft</del>	3750 sq ft	1 acre	No Change	No restrictions	No Change	No Restrictions	No Change
Will flag shaped lots be allowed??																
Lot Width	50 ft	No change	<del>50 ft</del>	40 ft	<del>50 ft</del>	40 ft	<del>50 ft</del>	40 ft	<del>50 ft</del>	40 ft	100 ft	No Change	30 ft	No Change	No Restrictions	No Change
Front Setback	<del>33 ft</del>	28 ft	<del>28 ft</del>	23 ft	<del>20 ft</del>	15 ft	12 ft	No change	<del>28 ft</del>	23 ft	28 ft	No Change	8 ft	No Change	8 ft	No Change

Description	R-1 Single Family		R-2 Low Density		R-3 Medium Density		R-5 High Density		R - Med		Agricultural		Commercial		Public Lan	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
Side Setback	<del>12 ft</del>	10ft	<del>10 ft</del>	5 ft, 10 ft if existing underground utilities	<del>10 ft</del>	5 ft, 10 ft if existing underground utilities	<del>5 ft</del>	5 ft, 10 ft if existing underground utilities	<del>10 ft</del>	5 ft, 10 ft if existing underground utilities	10 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	<del>23 ft</del>	15 ft	<del>12 ft</del>	No change	<del>28 ft</del>	23 ft	23 ft	No Change	8 ft	No Change	8 ft	No Change
Rear Setback without Alley access	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	<del>20 ft or 20% lot depth</del>	lesser of 15 ft or 20% lot depth	10 feet or 20% lot depth	No change	<del>20 ft or 20% lot depth</del>	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	<del>20 ft or 20% lot depth</del>	5 ft, 10ft if there are utilities	<del>20 ft or 20% lot depth</del>	5 ft, 10ft if there are utilities	<del>10 feet or 20% lot depth</del>	5 ft, 10ft if there are utilities	<del>20 ft or 20% lot depth</del>	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	<del>1 per lot</del>	no change	<del>1 per lot</del>	2 per lot	<del>2 per lot</del>	3 per lot	<del>Two</del>	Unlimited	<del>One</del>	2 per lot	2 per lot	No Change	Allowed	No Change	No Restrictions	No Change
Maximum height of Structure	<del>30 ft</del>	45 ft	<del>30 ft</del>	45 ft	<del>30 ft</del>	45 ft	<del>Three stories</del>	50 ft	<del>30 ft</del>	45 ft	<del>30 ft</del>	45 ft	<del>45 ft</del>	55 ft structural, 60ft mechanical	No Restrictions	No Change
Maximum height of Assessor Structure	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>20 ft</del>	30 ft	<del>45 ft</del>	No Change	No Restrictions	No Change
Maximum lot coverage	<del>40%</del>	No maximum - as determined by setbacks	<del>40%</del>	No maximum - as determined by setbacks	<del>40%</del>	No maximum - as determined by setbacks	<del>60%</del>	No maximum - as determined by setbacks	<del>40%</del>	No maximum - as determined by setbacks	No restrictions	No Change	No Restrictions	No Change	No Restrictions	No Change