



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

**Thursday, October 16, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street**

AGENDA

As of October 1, 2025, Meeting agenda packets are no longer posted on the City website due to the frequency of scams generated from the applicant's name and address required on the application.

Join Zoom Webinar

<https://us06web.zoom.us/j/82497570272>

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, Chris Savan, Mary Greene, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaisons Chad Cassady and Dan Hahn, 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 October 2, 2025

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. S 25.09 Capital Hill Addition, Blk 129, lots 11-12 replat, Yargas

B. S 25.10 Highland Estates, Block 1, Lots 4-5 replat, Dyer

6. PLANNING COMMISSION - OLD BUSINESS

A. Continued Discussions on Short-term Rental Code changes

7. ADJOURNMENT



BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, October 02, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Attendance: Chair Zach Mahlum, Members, Tom Russell, Kara Colovich, MJ Greene, Chris Savan, and Joe Henry. Rob Newsom was excused. Council Liaison Chad Cassady, Recording Secretary Anne Even for RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

This meeting is being recorded electronically.

2. APPROVAL OF MINUTES

A. PLANNING COMMISSION MINUTES of September 18, 2025

Joe moved to approve the Minutes, Seconded by MJ. Motion Passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

6. PLANNING COMMISSION - OLD BUSINESS

A. Discussion on Definitions and Short-term Rentals

Discussions were held on the definitions of motel, hotel, hostel, and bed and breakfast. Regulations talks about Bed and Breakfasts as conditional uses but they are not currently defined in the code.

It was discussed that there needs to be harmony between the building code and the zoning code regarding the difference between a hotel/motel and hostels. Hotels, motels, short term rentals (STR) and hostels are all typically occupied rentals less than 30 days.

Assuming an occupation of 10 persons or less and also using the distinction or cut-off of residential building codes of 10 persons or less, one distinction is that a hostel may have up to 10 unique reservations at one time. A STR is typically 1 unique reservation at a time. It was discussed that a hostel require the owner to also have the structure as their primary residence.

It was discussed that licenses can still be a useful tool. Licenses could consider grandfathering in the existing or transitioning them to the new system over 1-3 years.

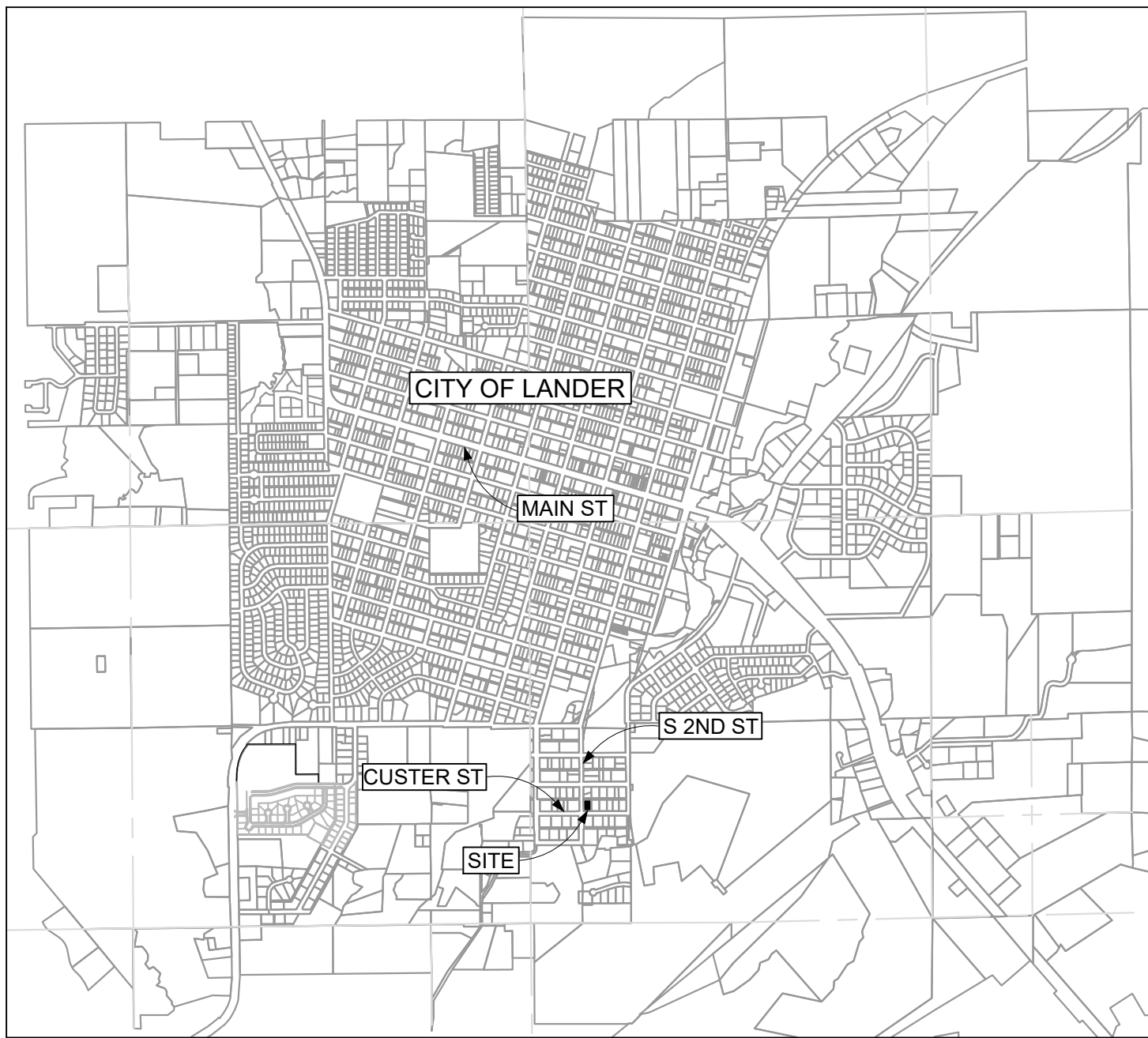
The chart below reflects the remainder of the discussions.

Occupancy	Building Code	Zoning Code	District	Permitted/ Conditional	Residency Requirement
More than 10	IBC, R1 Building Occupancy	Hotel Motel Hostel STR	Commercial Manufacturing (Light Industrial)	Permitted	No primary requirement
10 or less Subject to City's square footage requirements per fire code (50 s/f per person)	IBC, IRC, R3 Building Occupancy	Hostel	R5 (requirement of owner occupancy)	Conditional Permit Annual Short Term Rental License for 12 months and a fee	4-12 Section Clarify primary residence only
10 or less Subject to City's square footage requirements per fire code (50 s/f per person)	IBC, IRC, R3 building occupancy	STR	R5, R3, R2, R1, RMed, Ag	Conditional Permit Annual Short Term Rental License for 12 months and a fee	4-12 Section Clarify primary residence only

Councilmember Chad Cassady recapped the council decisions on the two re-zoning requests behind Mr. Ds and the Masonic Lodge.

7. ADJOURNMENT

There being no further business, the meeting adjourned.



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
- Lot Lines
- Subdivision Boundary
- Interior Lot Lines
- Utility Easements (UE)
- Concrete Walks, Driveways, Structures
- Asphalt Edge
- Sanitary Sewer Lines, Manhole and Cleanout
- Water Line, Meter & Valve
- Overhead Power & Pole
- Underground Gas Line & Meter

REPLAT INFORMATION:

2 LOTS - 15,604 SF (0.36 AC.)
ZONE R-MED

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

CITY ENGINEER CERTIFICATE:

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

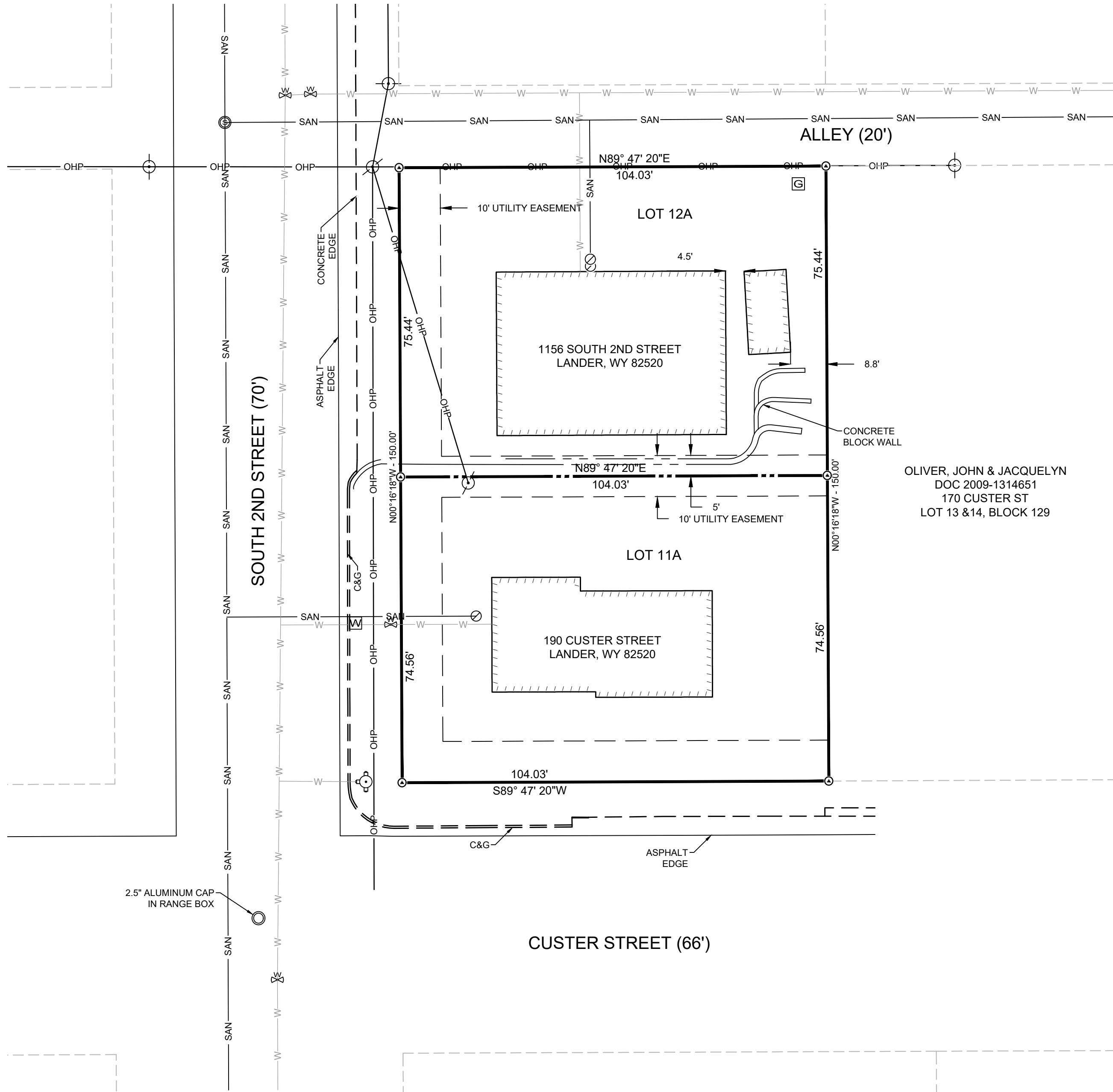
City Engineer

PLANNING COMMISSION CERTIFICATE:

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

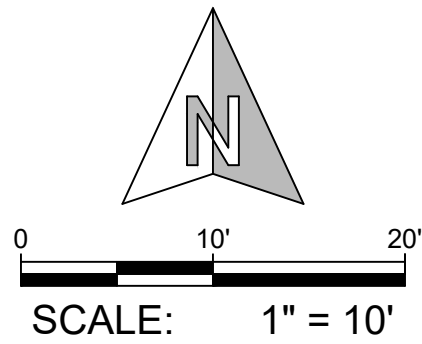
Chairman

CAPITOL HILL ADDITION
BLOCK 129
LOTS 11 & 12 RE-PLAT
TO THE CITY OF LANDER
SECTION 19, T33N, R99W, 6th PM
FREMONT COUNTY, WY



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.
- The water service connection at 1156 South 2nd Street is shown as an approximate location.



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that Custer Street LLC, being the owners of Lots 11 & 12 Block 129, Capitol Hill Addition to the City of Lander, Fremont County, Wyoming, as recorded in Quit Claim Deed 2016-1385093 on 8/19/2010, does hereby certify:

That the foregoing plat designated as the Capitol Hill Addition, Block 129, Lots 11 and 12 Re-plat to the City of Lander, is located in the NW1/4NE1/4 of Section 19, Township 33 North, Range 99 West, 6th, Principal Meridian, Fremont County, Wyoming and is more particularly described as follows:

Lots 11A and 12A, Block 129, Capitol Hill Addition to the City of Lander, Section 19, Township 33 North, Range 99 West, 6th, Principal Meridian, Fremont County, Wyoming.

Said parcel contains 15,604 square feet or 0.36 acres, more or less.

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

That the undersigned owners of the land shown and described on this plat 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 ____, 2025

Rocky J. Yargas - Organizer, Custer Street LLC

STATE OF WYOMING }
COUNTY OF FREMONT } SS.

The foregoing dedication was acknowledged before me, a Notary Public in and for the State of Wyoming, by Rocky J. Yargas, Organizer of Custer Street LLC, this ____ day of ____, 2025.

By: _____

Witness my hand and official seal

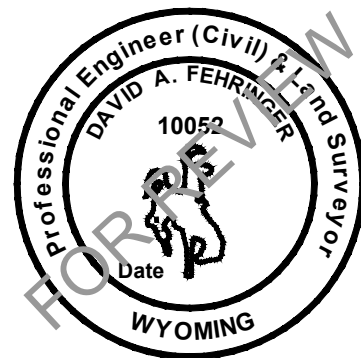
My commission expires _____

EXECUTED this ____ day of ____, 2025

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 CAPITOL HILL ADDITION BLOCK 129, LOTS 11 AND 12 RE-PLAT, SECTION 19, T33N, R99W, 6th PM, TO THE CITY OF LANDER, FREMONT COUNTY, WYOMING; as laid out, plotted, dedicated and shown hereon, that this plat was made from an accurate survey of said property, made by me, and correctly shows that location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with the City of Lander regulations governing the subdivision of land.

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

For Office use only: Case # 525.09 Public hearing date _____
Date Received 8/29/25 Date Fee Paid _____
Date of public notice _____ Commission Decision _____

Name of
Applicant Rocky Yardas (Custer Street LLC) Email _____
Address 2700 Spriggs St., Lander, WY 82520 Phone 330-4650

Do you own this property Yes ☒ No _____
If no, Name of
Owner _____ Email _____
Address _____ Phone _____

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

CAPITAL HILL ADDN BLK 129 LOTS 11 & 12

Name of Subdivision CAPITAL HILL ADDN BLK 129 LOTS 11 & 12 REPLAT

Total area of this subdivision: 0.36 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 7800 SQ FT
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

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



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

Type of Development Proposed:

Residential (single-family)	.36	acres
Residential (multi-family)		acres
Commercial		acres
Industrial		acres
Open Space (Title 4-9-8)		acres
Street Rights-of-Way		acres
Other		acres

Name of

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



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

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



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

FINAL PLAT CHECKLIST -

For Office use only: Case # 525-09 Public hearing date _____
Date Received 8/29/25 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)
190 Custer Street

CAPITAL HILL ADDN BLK 129 LOTS 11 & 12 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 CAPITAL HILL ADDN BLK 129 LOTS 11 & 12 REPLAT

Total area of this subdivision: 0.36 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 7800 SQ FT
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

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

Type of Development Proposed:
Residential (single-family) .36 acres
Residential (multi-family) _____ acres
Commercial _____ acres
Industrial _____ acres
Open Space (Title 4-9-8) _____ acres
Street Rights-of-Way _____ acres
Other _____ acres

Name of
Surveyor 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
PRELIINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees

- ____ 4. Name of subdivision on the top center of each sheet and sheets numbered.
- ____ 5. General location of the subdivision by section, township, range, county and state.
- ____ 6. North arrow, date, scale, vicinity sketches.
- ____ 7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.
- ____ 8. Legal description within allowable error of closure.
- ____ 9. Location and description of all monuments with survey point of beginning noted on the map.
- ____ 10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)
- ____ 11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located
- ____ 12. Drainage easements labeled and appropriately dedicated
- ____ 13. Street names according to naming system with no duplication of existing street names
- ____ 14. Lots and blocks properly numbered
- ____ 15. Any **exceptions** to the subdivision noted
- ____ 16. Total acreage of the subdivision and total number of lots noted
- ____ 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- ____ 18. Signed certification by a registered land surveyor
- ____ 19. Certification signatures for approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations
- ____ 20. Certificate for recording by the county Clerk and Records
- ____ 21. Disclosure statement of hazards if required
- ____ 22. Appropriate annexation language if the plat is also an annexation plat

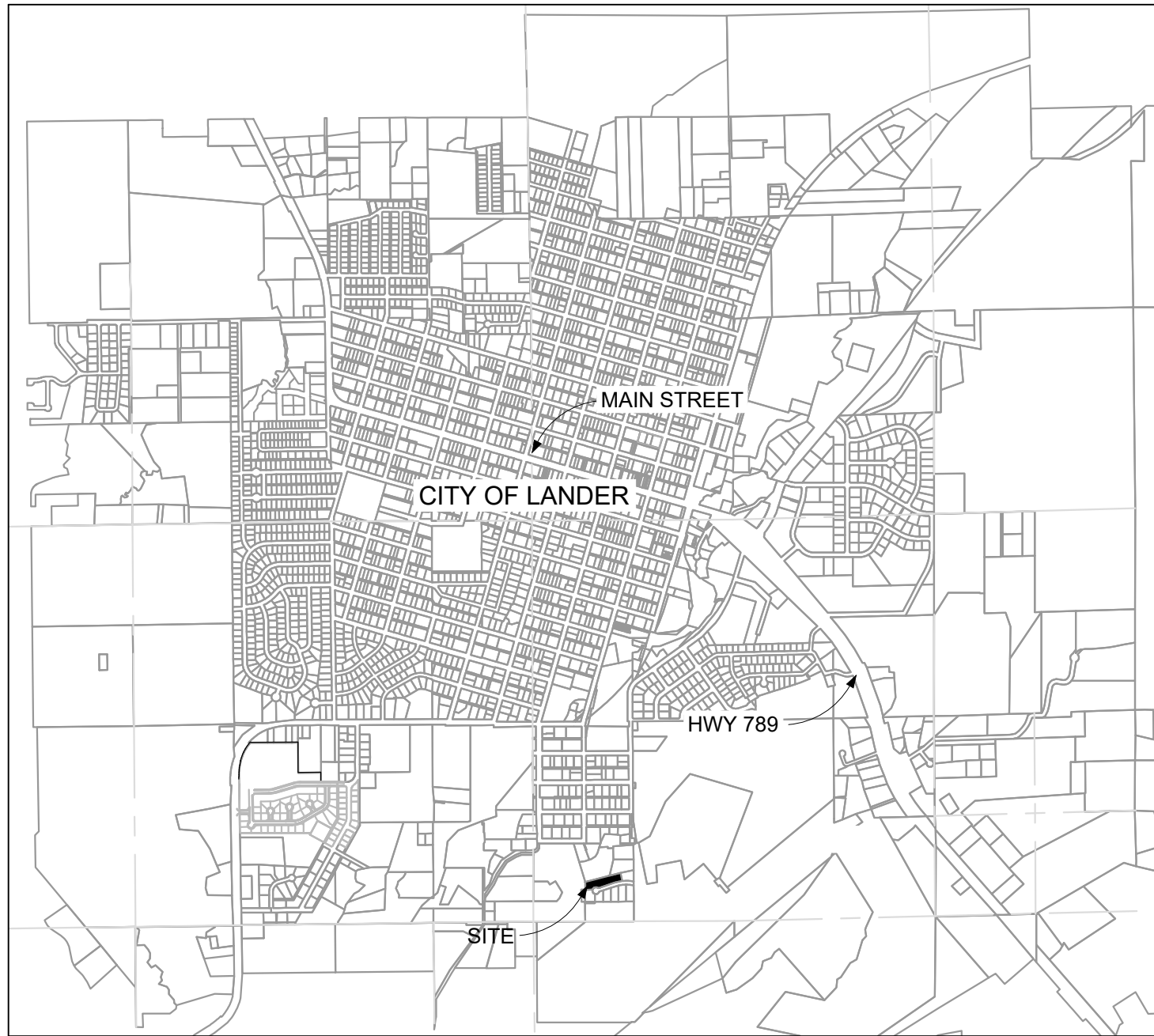


**CITY OF LANDER
SUBDIVISION CHECKLIST – TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees**

FINAL PLAT REQUIRED SUPPORTING MATERIAL

- _____ 1. Total amount of final plat fee \$ 400
- _____ 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.



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 2" Aluminum Cap
 - Found #5 Rebar
 - Subdivision Boundary
 - Utility Easements
 - Concrete Walks, Driveways, Structures
 - Fence Lines
 - Asphalt Edge
 - Water Line
 - Sanitary Sewer Line & Manhole
 - Ditch Top
 - Ditch Centerline
 - (R) Record Bearing and Distance
 - (M) Measured Bearing and Distance

RE-PLAT INFORMATION:
4 LOTS - 32,834SF (0.75 AC.)
ZONE R5

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

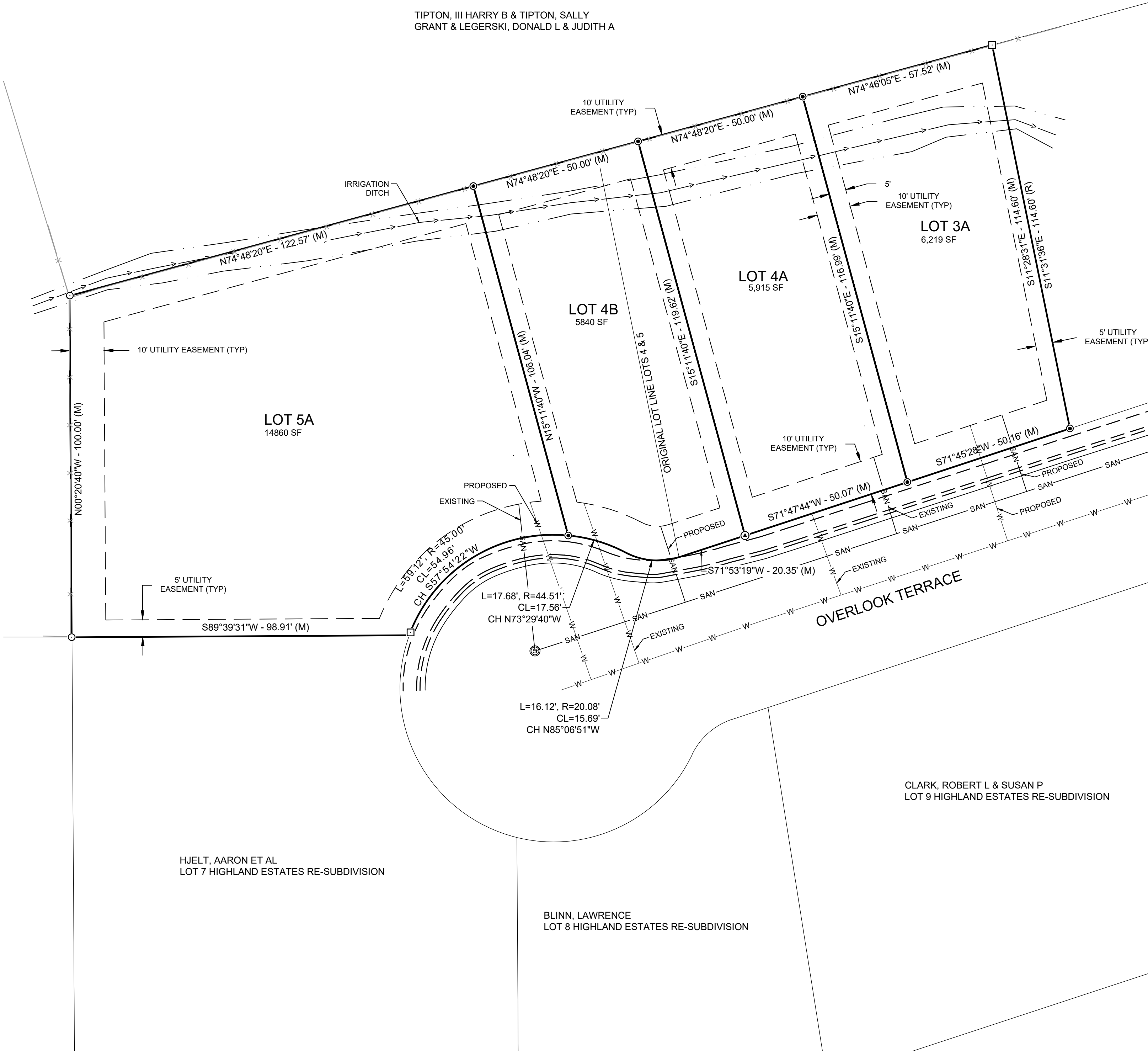
CITY ENGINEER CERTIFICATE:

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

City Engineer

HIGHLAND ESTATES SUBDIVISION
TO THE CITY OF LANDER
BLOCK 1, LOTS 4-5
RE-PLAT
SW1/4NE1/4
SECTION 19, T33N, R99W, 6th PM
FREMONT COUNTY, WY

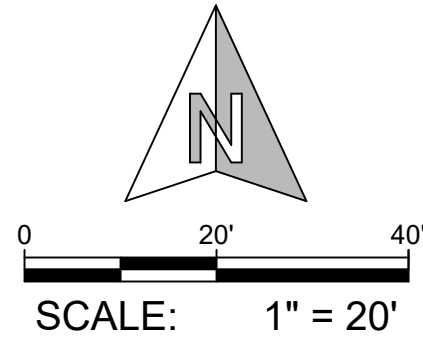
TIPTON, III HARRY B & TIPTON, SALLY
GRANT & LEGERSKI, DONALD L & JUDITH A



CLARK, ROBERT L & SUSAN P
LOT 9 HIGHLAND ESTATES RE-SUBDIVISION

BLINN, LAWRENCE
LOT 8 HIGHLAND ESTATES RE-SUBDIVISION

HJELT, AARON ET AL
LOT 7 HIGHLAND ESTATES RE-SUBDIVISION



CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all men by these presents that JOSEPH DYER, being the owner of Lots 4 and 5, Block 1, Highland Estates Subdivision, Lander, WY, as recorded in Doc 2025-1462716 on March 7, 2025:

That the foregoing plat designated as HIGHLAND ESTATES SUBDIVISION, BLOCK 1, LOTS 4 AND 5 RE-PLAT, City of Lander, County of Fremont, State of Wyoming and do hereby grant to the city, and its licenses for perpetual 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 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

Joseph Dyer

STATE OF WYOMING)
COUNTY OF FREMONT) SS.

The foregoing dedication was acknowledged before me this ____ day of ____, 2025, by Joseph Dyer.
Witness my hand and official seal:

By: _____
Notary Public

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)
- The purpose of this plat is to re-plat Lots 4 and 5 of Highland Estates Subdivision as shown hereon

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 Highland Estates Subdivision, To the City of Lander, Block 1, Lots 4 and 5 Re-Plat, City 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.



FREMONT
ENGINEERING | SURVEYING

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

307.206.1007 | FREMONTSURVEYING.COM



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 # 525.10 Public hearing date _____
Date Received 8/29/25 Date Fee Paid _____
Date of public notice _____ Commission Decision _____

Name of
Applicant Joseph Dyer Email hhamiltonbennett@gmail.com
Address PO Box 955, Lander, WY 82520 Phone 307-620-0543

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)
130 Overlook Ter., Lander, WY

HIGHLAND ESTATES SUBDIVISION: BLOCK 1 LOTS 4-5

Name of Subdivision HIGHLAND ESTATES SUBDIVISION: BLOCK 1 LOTS 4-5 REPLAT

Total area of this subdivision: 0.75 acres.

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

Number of Proposed Lots: 4 Typical Lot Size 5840-14860 SQ FT
Linear feet of proposed streets: Total _____ Arterial _____
Collector _____ Local _____

Existing Zoning R-5 Proposed Zoning N/A
(Please fill out a Request for Re-Zoning if appropriate)



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

Type of Development Proposed:

Residential (single-family)	.75	acres
Residential (multi-family)		acres
Commercial		acres
Industrial		acres
Open Space (Title 4-9-8)		acres
Street Rights-of-Way		acres
Other		acres

Name of

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



CITY OF LANDER
SUBDIVISION CHECKLIST – TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
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- _____ (b) A statement explaining how and when the subdivider proposes to install water, sewer, paving, sidewalks, drainage ways, and other required improvements.
 - _____ (c) A statement describing the development and maintenance responsibility for any private streets, ways or open spaces.
 - _____ (d) A soils report, or the recommendation of a qualified professional engineer, or a letter from the affected Soil Conservation District) regarding soil suitability, including corrosion hazard, erosion control, sedimentation and flooding problems.
 - _____ (e) A description of the phasing and scheduling of phases for the development if the Final Plat is to be submitted in separate phases.
 - _____ (f) A petition for annexation to the City of Lander if the land to be subdivided is contiguous to and, either by itself or as part of a larger tract, is completely surrounded by the boundaries or the city.
 - _____ (g) An application for appropriate City zoning for the subdivided area if the area is to be annexed or if the existing zoning district does not allow the type of use proposed.
 - _____ (h) A subdivision application on the standard forms provided.
 - _____ (i) A completed Preliminary Plat check list on the standard forms provided.
 - _____ (j) Information as to appurtenant water rights, including but not limited to quantity, source and applicable documents.
 - _____ (k) A copy of the warranty or proof of clear title to the lands within the legal description.
- (4) After receipt of the Preliminary Plat and all required supporting material, the Department of Planning shall schedule the Plat for consideration at the next regular meeting of the Planning Commission which occurs after twenty-one (21) days from the date on which the Plat was submitted.



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

FINAL PLAT CHECKLIST -

For Office use only: Case # 525.10 Public hearing date _____
Date Received 8/21/25 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)
130 Overlook Ter., Lander, WY

HIGHLAND ESTATES SUBDIVISION: BLOCK 1 LOTS 4-5 REPLAT



CITY OF LANDER
SUBDIVISION CHECKLIST – TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
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Name of Subdivision HIGHLAND ESTATES SUBDIVISION: BLOCK 1 LOTS 4-5 REPLAT

Total area of this subdivision: 0.75 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 5840-14860 SQ FT

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

Existing Zoning R-5 Proposed Zoning N/A
(Please fill out a Request for Re-Zoning if appropriate)

Type of Development Proposed:

Residential (single-family)	<u>.75</u>	acres
Residential (multi-family)	_____	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	_____	acres
Other	_____	acres

Name of
Surveyor 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
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- ____ 4. Name of subdivision on the top center of each sheet and sheets numbered.
- ____ 5. General location of the subdivision by section, township, range, county and state.
- ____ 6. North arrow, date, scale, vicinity sketches.
- ____ 7. Subdivision boundaries in heavy, solid lines and key maps and match lines if needed.
- ____ 8. Legal description within allowable error of closure.
- ____ 9. Location and description of all monuments with survey point of beginning noted on the map.
- ____ 10. Bearings, distances and curb data outside all boundary lines (curve data may be in a table)
- ____ 11. Lots, blocks, tracts, streets, alleys and easements laid out, dimensioned and located
- ____ 12. Drainage easements labeled and appropriately dedicated
- ____ 13. Street names according to naming system with no duplication of existing street names
- ____ 14. Lots and blocks properly numbered
- ____ 15. Any **exceptions** to the subdivision noted
- ____ 16. Total acreage of the subdivision and total number of lots noted
- ____ 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- ____ 18. Signed certification by a registered land surveyor
- ____ 19. Certification signatures for approval by the City Engineer, the City Planning Commission and the City Council as specified in the regulations
- ____ 20. Certificate for recording by the county Clerk and Records
- ____ 21. Disclosure statement of hazards if required
- ____ 22. Appropriate annexation language if the plat is also an annexation plat



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

FINAL PLAT REQUIRED SUPPORTING MATERIAL

- _____ 1. Total amount of final plat fee \$ 400
- _____ 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.



Rajeane Strube Fossen <rsfossen@landerwy.gov>

Minor subdivision 130-140 Overlook Terrace

2 messages

Heidi Stearns <heidi.stearns7@gmail.com>

Fri, Oct 10, 2025 at 12:52 PM

To: "rsfossen@landerwyoming.org" <rsfossen@landerwyoming.org>

Hi RaJean,

We are in favor of allowing a minor subdivision at [130-140 Overlook Terrace](#).
[Lander](#) has a housing shortage and this could be a small step in addressing that problem.

Thank you, Heidi Stearns and William Barmore
Barmore/Stearns Family LLC

Rajeane Strube Fossen <rsfossen@landerwy.gov>

Mon, Oct 13, 2025 at 6:57 PM

To: Heidi Stearns <heidi.stearns7@gmail.com>

Cc: "rsfossen@landerwyoming.org" <rsfossen@landerwyoming.org>

THank you. Your comments will be presented to the commissioners in the packet.
Please still feel free to join us in person, Oct 16th, 6:00pm, 240 Lincoln Street.



Please note my new email address rsfossen@landerwy.gov

RaJean

[Quoted text hidden]

To: Lander Planning Commission,

We are writing you concerning a recent request for 130-140 Overlook Terrace to make 4 lots from the original 2.

There are several issues that need to be considered before approving this request. While we recognize that R-5 zoning now allows for higher density development, we and several of our neighbors purchased in this subdivision specifically for the quieter, lower density, single family environment. Currently the smallest lot sits at 14,577 square feet. We feel that subdividing the vacant lot in question into three lots well under 6000 square feet does not align with the intended feel and design of our neighborhood. We also have concerns regarding traffic and parking congestion if this overdevelopment is allowed to occur, especially during winter months when future residents/tenants may find it difficult to navigate the very steep slope that constitutes these lots.

Beyond direct impacts to our neighborhood, I would also request that you consider potential impacts to those property owners below this proposed subdivision. As others have pointed out, these lots are extremely steep and present significant challenges for development, especially at high density. With the potential to destabilize the hillside and cause hazardous conditions for downhill property owners, I would request a more thorough review and evaluation before any further subdivision is approved. Also in question is an irrigation ditch that transverses the proposed subdivision and services several downhill properties. This needs to be evaluated to ensure irrigation access is maintained.

With these considerations in mind, we respectfully request that the Planning Commission deny the request to divide the currently existing 2 lots into 4 lots.

Sincerely,

Samuel and Jessica Beecham

115 Overlook Terrace

October 12, 2025

To: Lander Planning Commission

One of the many things a person considers when purchasing real estate is the surrounding area or neighborhood. This analysis holds true whether the property is commercial or residential. Buyers look at nearby buildings and the areas surrounding those buildings. Compliance with local city codes and zoning requirements is a strong plus. Buyers strive to ensure that the property and neighborhood fits their lifestyle.

Twenty-seven years ago, we analyzed the lots being offered on Overlook Terrace (Highland Estates Subdivision) and made our purchase. The subdivision consisted of eleven lots, in varying square footage, with the least approximately 15,000 sf and the most approximately 22,000 sf. Two lots already contained single-family dwellings; we were the third. Since then, three more single-family houses have been added. We enjoy the feeling of our subdivision; as neighbors we are close enough in proximity, yet far enough away to not step on each others' toes. This is exactly why we chose to build our home in this location.

We feel the remaining lots that are still vacant should maintain this spacing and comfortable character. To that end, we are respectfully asking that you, as our Planning Commission, deny the request that proposes to divide two existing lots into four new lots and decrease the size of those lots to approximately 5219 sf, 5915 sf, 5840 sf, and 14860 sf.

Thank you for your consideration.

Rob and Susan Clark
131 Overlook Terrace



Rajean Strube Fossen <rsfossen@landerwy.gov>

RE: Overlook Terrace

2 messages

Michael Murdock <michaelm2@bresnan.net>
To: rsfossen@landerwyoming.org

Wed, Oct 8, 2025 at 12:56 PM

To: Rajean Strube Fossen:

10-10-2025

Lander Board of Adjustment Planning Commission:

Consideration of the plat changes to Minor subdivision at 130-140 Overlook Terrace, a majority of the residents in the neighborhood are questioning the intention of the developer at the end of the Terrace, to increase and divide 2 lots into 4 lots. The current residents of Overlook Terrace are not in favor of compacting/impacting the relatively small area of land with housing or business editions. Development of this property requires access to the property(s) through approximately a 45-degree slope, in addition to the need for street construction and necessary parking. These reasons, we feel, should be carefully evaluated by the Planning Commission to adequately

evaluate the subdivision, according to the 4-9-5 code for Minor Plats. Further consideration should be given to the well-being and satisfaction of the current residents of Overlook Terrace.

Additionally, we feel it will set a precedent for the same considerations mentioned above for the other two lots on the slope .

Thank You,

Michael and Rebecca Murdock

1425 Buena Vista

Michaelm2@bresnan.net

307-349-2998

Michael & Rebecca Murdock

[1425 Buena Vista Drive](#)[Lander, Wyoming 82520](#)

307-349-2998

Rajeane Strube Fossen <rsfossen@landerwy.gov>

To: Michael Murdock <michaelm2@bresnan.net>

Cc: rsfossen@landerwyoming.org

Wed, Oct 8, 2025

Thank you for your concerns and comments. I will add this to the packet for the planning commission meeting. Please feel free to come in person for the public hearing on October 16, 6:00 pm at Lander City Hall.



Please note my new email address rsfossen@landerwy.gov

RaJean

[Quoted text hidden]



Rajeon Strube Fossen <rsfossen@landerwy.gov>

Overlook Terrace

2 messages

Rebecca Murdock <beccamurdock1@gmail.com>

Wed, Oct 8, 2025 at 2:26 PM

To: rsfossen@landerwyoming.org

RaJean,

My concern as one of the first builders on this subdivision is that one major reason a buyer decides to buy a lot and build in a certain subdivision is the size of the lots in the area and how dense the housing will be. The lots were sold to us with this knowledge and planning the city had set forth at the time we purchased. One by one, the houses went up on these lots. Now suddenly after 35+ years the city is considering letting one owner divide those lots to increase the density of the original subdivision, which defies the original plan the city put forth to the buyers of the lots in this particular subdivision. I feel this is undermining the original intent of the subdivision after the fact. Once a subdivision is approved, it should not be allowed to be altered.

Rebecca Murdock

Sent from my iPhone

Rajeon Strube Fossen <rsfossen@landerwy.gov>

Wed, Oct 8, 2025 at 5:12 PM

To: Rebecca Murdock <beccamurdock1@gmail.com>

Cc: rsfossen@landerwyoming.org

Becky, Thank you for your concerns and comments. I will add this to the packet for the planning commission meeting. Please feel free to come in person for the public hearing on October 16, 6:00 pm at Lander City Hall.



Please note my new email address rsfossen@landerwy.gov

RaJean

[Quoted text hidden]


Rajean Strube Fossen <rsfossen@landerwy.gov>

130-140 Overlook Terrace

2 messages

Robert Tipton <tiptonwyo@gmail.com>

Thu, Oct 2, 2025 at 11:07 AM

To: RaJean Fossen <rsfossen@landerwyoming.org>, Lance Hopkin <lhopkin@landerwyoming.org>

Cc: Tres Tipton <hbtipton3@gmail.com>, Judy Legerski <wyojudith@gmail.com>

RaJean/Lance,

I just read the public notice announcing the request to subdivide the existing two lots (130 - 140 Overlook Terrace) and offer some comments of concern.

The property in question has not been developed to date for a very good reason in that it is situated on the side of a glacial moraine with extremely steep slopes.

As a licensed civil engineer in the state of Wyoming, I know the ability to develop the two existing properties is a construction challenge as it has extensive foundation challenges; however the current lots at least have access to Overlook Drive.

I have not seen how the requester plans to subdivide these lots further, but cannot conceive of a way to provide access and parking to four lots on that terrain without significant modifications to the hillside that may or may not have significant impact to the adjoining properties below the proposed subdivision.

Therefore, I ask that before any decision is made by the planning board, that the specifics of how the proposed new subdivision will be developed and laid out to include access and parking for the new lots is completed.

Also of concern is how the hillside will be modified to include slope stability to ensure downhill properties are not put in harms way. Any plans to modify the hillside should also be prepared and reviewed by licensed professionals to ensure the hillside is not compromised prior to approving the proposed subdivision.

There is also an active irrigation ditch of concern that passes through the proposed subdivision that needs to either be protected or rerouted to maintain access to irrigation water for the down hill properties.

I have included on the cc line the property owners down slope from the proposed subdivision that is of concern. Please understand that I do not officially represent them and offer these comments of my own accord, but am sharing my concerns with them.

Unfortunately, I will not be in town on 16 October during the Planning Commission meeting so ask that my comments be read into the record.

Respectfully,

 Robert Tipton
P.E. WY 13784

 1436 Hillcrest Drive
Lander, Wy. 82520
Ph. (307) 349-8066

Sent from my iPhone

Rajean Strube Fossen <rsfossen@landerwy.gov>

Mon, Oct 6, 2025 at 6:09 AM

To: Robert Tipton <tiptonwyo@gmail.com>

Cc: RaJean Fossen <rsfossen@landerwyoming.org>, Lance Hopkin <lhopkin@landerwyoming.org>, Tres Tipton <hbtipton3@gmail.com>, Judy Legerski <wyojudith@gmail.com>

Thank you Bob. This is consistent with your phone call to me.
I will record the information and relay it to the Planning Commission.
Please still come to the public hearing on Oct 16th, 6:00 pm if you have additional comments.

[Quoted text hidden]