



CITY OF LANDER BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, September 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. BOARD OF ADJUSTMENT MINUTES of July 20, 2023

B. PLANNING COMMISSION MINUTES of August 3, 2023

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 23.10, Childcare at 340 Del Street, Matson

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. S 23.03 Table Mountain Subdivision and rededication of Bishop Randall Drive, City of Lander

6. PLANNING COMMISSION - OLD BUSINESS

A. Title 4-11-10 Off Street Parking

B. Overview of suggested Title 4 changes to date

7. ADJOURNMENT



Section 2, ItemA.

MINUTES
BOARD OF ADJUSTMENT
July 20, 2023, 6:00 PM
CITY COUNCIL CHAMBERS, 240 LINCOLN STREET

I. CALL TO ORDER / Pledge of Allegiance

This meeting is being recorded electronically. All petitioners will receive a written decision 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 a decision may do so through District Court.

Anyone wishing to speak tonight, must come to the podium, take the oath and state your name and address prior to speaking. No one is allowed to speak from the audience; you must be recognized and come to the podium prior to speaking.

Attendance: Chair Zach Mahlum, Members Kristin Yannone, Kara Colovich, Dave Fehringer, Tom Russell and Joe Henry. Rob Newsome Absent. Council Liaison Missy White, Recording Secretary RaJean Strube Fossen.

I. APPROVAL OF MINUTES
July 6, 2023

Kara moved to accept the minutes, seconded by Joe. Motion passed.

II. NEW BUSINESS

a. CU 23.08, Short Term Rental, 521 Washington, Bresson

Owner Ryan Bresson took the oath and stated that he rents his house out during his travels out of town. He has owned the house for a year and this is their primary residence. Zach confirmed with the owner that on average the rental may be 2 weekends or about 5 days/month. The limit on the number of people will be 7 persons for a 3 bedroom house.

Kara confirmed that they allow pets and asked if they had a pet policy. Zach confirmed that they do not have a written pet policy. They have rented it since December but just found out about the rules for a conditional use permit. It has not been rented for the past two months. They have talked to their neighbors and realized that pets were an issue in the past on the front of the property. Going forward they will require renters to maintain control of their pets. They may have a fenced back yard in the future.

Kristin asked if there is adequate parking. The owner confirmed that there is one paved off-street spot and a two-car garage drive pad in the rear for a total of 3 renter parking spaces. Kristin asked who will be able to enforce pet rules when they are gone. They will be out of state during the rental times. They will rely on issues being reported by the neighbors who they know well. Kara mentioned that Airbnb site does allow for a local manager. They are willing to consider that option with a close neighbor.



Section 2, Item A.

MINUTES
BOARD OF ADJUSTMENT
July 20, 2023, 6:00 PM
CITY COUNCIL CHAMBERS, 240 LINCOLN STREET

Joe asked if the neighbors are aware of the rental proposal. Yes, because they rented it in the past and then neighbors had the notification for this process.

RaJean read the City staff comments into the record. The City will require a nonconforming use permit to accompany the short-term rental request due to the existing structures built in 1961 not meeting side yard setbacks of the current codes.

There was one email public comment speaking against the allowance due to the stranger element in the neighborhood.

Elizabeth Schuler, 517 Washington Street took the oath. She lives directly to the east and adjacent to the property. Ms. Schuler feels they have a good relationship with the neighborhood, and they did address the dog waste complaint appropriately. She is concerned about how many people and vehicles will be allowed as it is disruptive with their dogs barking at unknown people with unknown schedules.

Members verified that the owner can add parking restrictions and pet restrictions on the owner's rental on-site application. RaJean stated that the Board can add restrictions to the conditional use permit for the owner's process and property, but nothing can be restricted on the City Streets where public parking is allowed.

Dave asked Ms. Schuler if she was against the rental. She is not opposed if there are restrictions placed as discussed in this meeting.

Kristin moved to approve CU 23.08 subject to the City requirements read in the letter and also with the condition that the owner list parking limitations. Kara seconded. Kara moved to amend the motion to include a required pet policy and appropriate quiet hours. Kristin seconded. Discussions on the amount of pet restrictions lead to the reasonable restriction of leashes and waste removal being required. The owners are a big proponent of quiet hours. Amendment passed. Motion as amended passed unanimously.

b. CU 23.09, Childcare, 153 N 4th, Suite A, Brown

Operator Tara Brown took the oath remotely. She is moving her existing licensed preschool/daycare around the corner to a new location. She has been in business for 10 years. She will have 1-2 classes a day for up to 10 children in each class. She has no employees, and she will be dropped off daily. Parents will shuttle their children in very short timeframes in the shared car park with Dominos. The City staff reported that the DFS licensure has been obtained contingent on this approval and all documents are in order for the transition. There will have to be a new fire inspection of the new location.

Kara verified that there cannot be more than 10 children. Kristin verified that there is no outside area to which the applicant reported that for less than 4 hours of operations none is required.



MINUTES
BOARD OF ADJUSTMENT
July 20, 2023, 6:00 PM
CITY COUNCIL CHAMBERS, 240 LINCOLN STREET

Section 2, ItemA.

RaJean read the city comments. Dave commented that he is a neighbor of the existing operation and has had no issues with the children in the area.

There was no public comment.

Kristin moved to approve CU 23.09 subject to the conditions listed by City Staff and Joe seconded. Motion passed.

Applicants were notified that the Decision Order and inspections will be forthcoming within 30 days.

- III. OLD BUSINESS –
 - a. None

- IV. ADJOURNMENT at 6:49



CITY OF LANDER - PLANNING COMMISSION MEETING

Thursday, August 03, 2023 at 6:00 PM
City Council Chambers, 240 Lincoln Street

MINUTES

Join Zoom Meeting

<https://us06web.zoom.us/j/81157087616?pwd=cVdhaFBFcGtvUWtUTkZGeENCTjlxZz0>

9 Meeting ID: 811 5708 7616

Passcode: 026541

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

Attendance: Chair Zach Mahlum, Members, Tom Russel, Kara Colovich, Kristin Yannone. Members Fehringer, Newsom, and Henry had excused absences. Council Liaison Missy White, Recording Secretary RaJean Strube Fossen

2. APPROVAL OF MINUTES

A. July 20, 2023

Tom Moved to approve the minutes as presented, seconded by Kara. Motion passed.

3. NEW BUSINESS

a. S23.05 Faerber Addition Minor Plat, 552 Amoretti, Faerber

Owner Steve Faerber, 336 S 4th Street, represented the plat to the commission. They would like to make a second lot out of their single large lot.

Kristin verified the new lot line is drawn through an existing shed. The owner reported that this involves demolition of the shed that currently exists over the proposed lot line.

Kara asked about the City's notation on a partial vacation of a prior plat. RaJean explained that our codes allow for one plat to simply vacate a previous plat, however, that is rarely discoverable when looking at files at the County Clerk's office. Hence the City's request to make an inset on this plat such that the County Clerk can go back to the original plat and clearly mark that portion with a legal description as VACATED. The surveyor and the owner are willing to represent the

vacation on their proposed plat.

Missy asked about the alley easement. The owner reported that the existing easement is used by adjacent landowners for access. The City is requesting an alley ROW to be dedicated to public use across the rear of both lots. The owner already had it shown for one lot and is willing to continue it to the other.

The City did not receive any comments on this plat request. The City Staff recommendations were read into the record. The City recommends approval of the plat pending the owner agreeing to a 20-foot ROW easement through the east lot being extended to include the west lot. The partial vacation of the existing Riverside plat will have to be clear on the plat drawings.

Kristin Moved to approve S 23.05 with the stipulation that the surveyor include the required vacation language and drawing for a portion of Riverside Addition on the plat and that all other city stipulations are met. Seconded by Tom Russel. Motion passed.

b. S23.06 Gustin Addition Minor Plat, 859 Amoretti, Metscher

Chris Gaddis of Casper represented the plat to the commission. They would like to make 2 lots from the large lot in order to maximize the housing structures that can be placed on the lots. They intend to build one triplex on a single lot, and one townhome complex on the larger single lot.

Kristin verified what a townhome looks like. Mr. Gaddis explained his preliminary plans and stated that they will have common firewalls. Kristin verified that there will be an HOA for the whole property and the townhomes units will be sold individually for the structure only.

The City received one written comment stating that there is no objection to the plat as long as there will be no manufactured housing and no on-street parking. (See attached) The City explained that the zoning codes for R-3 allow both of these stipulations and the commission cannot put a higher restriction than allowed by code on one plat request over any other existing or proposed plat.

The City staff comments were read into the record recommending approval of this plat. A sidewalk in accordance with City Codes will need to be included on the lots prior to the City issuing an occupancy permit for the residential structures.

Tom verified that all the existing manufactured homes have been removed. Kristin Moved to approve plat S 23.06 provided the City stipulations are met. Seconded by Tom. Motion passed.

The owners were notified that the next step is to receive a final mylar from the surveyor to submit for approval by City Council. The City will record the plat after all signatures are obtained.

4. OLD BUSINESS - Kristin moved to adjourn the meeting without discussion of Old business. Kara Seconded. Meeting adjourned at 6:25.

- a. Discuss overall suggested changes for Title 4 residential zones - Continue starting with Conditional Use section
- b. Off Street Parking Requirements
- c. RV as a permanent residence consistencies

5. ADJOURNMENT - See above

ask2004@charter.net

Tue, Aug 1, 7:30 PM (3 days ago)

We have no objections to splitting this lot into two lots provided that 1) a trailer house, a/k/a manufactured home, is not put onto the new lot; and 2) that subdividing the lot does not add any additional vehicles to the street, especially with the last winter's snow removal fiasco and the fact that the storm drains are at the sight, as well.

Thank you.

Kathleen Averill

Steve Averill



Rajea
n
Strub
e
Foss
en

Wed, Aug 2, 7:30 AM (2 days ago)

Thank you for your comments. They will be entered into the record for the consideration of the planning co

Please feel free to attend the meeting also.



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

Section 3, ItemA.

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 73.10
Your meeting will be held: 9/21/23
Return forms by: _____



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

Section 3, Item A.

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

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

Signature of applicant

A handwritten signature in dark ink, appearing to be "DM", written over a horizontal line.

Date

7/30/23

Signature of owner

A handwritten signature in dark ink, appearing to be "DM", written over a horizontal line.

Date

7/30/23



CITY OF LANDER
CONDITIONAL USE APPLICATION
ADDENDUM FOR CHILDCARE/DAYCARE

Section 3, Item A.

For Office use only:

Case number CU 23-16

Name of Applicant Kindal Matson Email steerskindal@gmail.com

NOTE: The Board of Adjustment can grant or reject all applications in accordance with City Code 4-6-1. Childcare/daycare businesses must be inspected by the City building inspector annually to insure compliance with Wyoming Department of Family Services (DFS) Licensure. Any expansion, alteration of existing building uses must come before the Board of Adjustment for approval.

Describe specifically your daycare (Business name, hours and days of operation, number of children, outdoor space, parent drop off and pickup areas, and number of employees)

Sunny Days Daycare will operate Monday - Thursday 730 am - 500 pm
The number of children will not exceed six children,
including my own child. We have a fenced back yard.
Parents will drop off + pickup at the front door. There
will not be additional employees.

Will this use change the residential character of the neighborhood? Why or why not?

This will increase traffic for a small amount of time,
twice per day. The sounds of joy, laughter +
excitement for learning will fill the air during our
outside times.

Please select the designation provided to you by the Wyoming Department of Family Services.

- ☒ FCCH- Family Childcare home (maximum of 10 children)
☐ FCCC – Family childcare center (maximum 15 children)
☐ CCC – Childcare Facility (16 or more children)

☒ Attached is a copy of your initial application to the Wyoming DFS.

☒ Attached is a copy of your Parent Handbook and Emergency Preparedness Plan.

☒ Attached is a sketch or drawing of the property showing the location of all existing buildings, percentage of gross square footage for use, outdoor spaces, fences, drop off zones, employee parking and other applicable information.

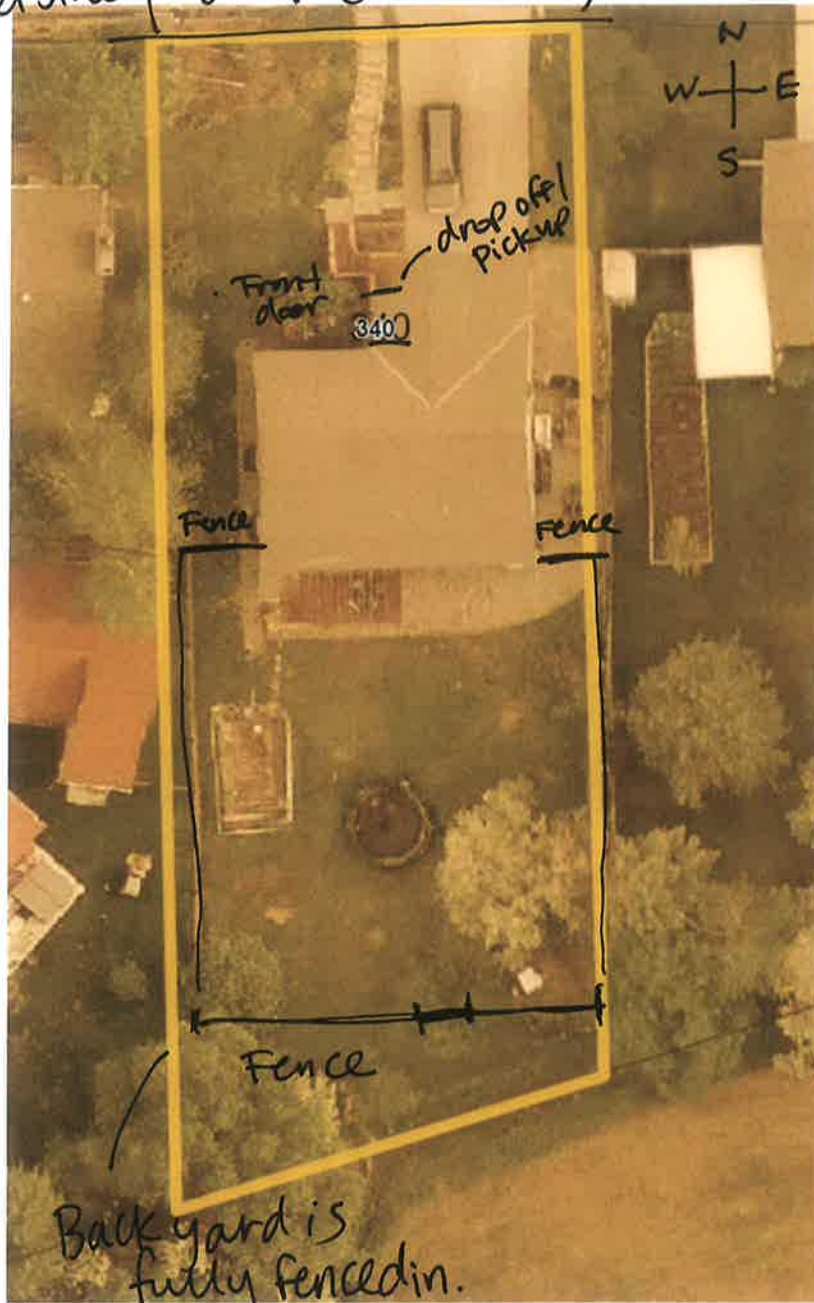
Signature of applicant

Gm

Date

7/30/23

Del Street (drop off area)



1 Parcel(s) [Zoom to parcel\(s\)](#)

- Parcel: 33991732800900
- Account#: R0006430 [Property Detail](#)
- Tax ID: 0000000000006374 [Property Taxes](#)
- Plat: CHEVY CHASE 2ND & AMENDED ADDIT
- Lot: 20
- Owner: MATSON MAXWELL & KINDAL
- Mail Addr: 340 DEL ST
- Mail Addr: LANDER, WY 82520-3438
- St Addr*: 340 DEL ST
- Deed: 1447938 (05/312023)
- Location: CHEVY CHASE 2ND ADDN BLK 3 LOT 20 WD 2023-1447938
- Tax Classification: Residential
- 0.29 acres, 12,720 square feet

* Where more than one Site Address exists within a parcel, we cannot guarantee the Primary Site Address will be displayed.

Lat / Lon N: 42.82577°, W: 108.72285°
 NAD83 UTM Zone 12 X: 686134,
 Y: 4743982
 NAD83 Wyoming West Central USft
 N: 847438, E: 1975784

50 ft



Rajeon Strube Fossen <rsfossen@landerwyoming.org>

Conditional Use request for 340 Del Street

2 messages

Jack Smith <jallen111355@gmail.com>

Tue, Aug 29, 2023 at 2:04 PM

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

Dear Ms. Strube Fossen,

Thank you for the opportunity to comment on the proposed daycare conditional use request for 340 Del Street. We would like to express our objection to this proposal. We do not feel a daycare is an acceptable use in our neighborhood for a number of reasons.

A daycare will result in an increase in traffic, parking issues, and noise. Del Street currently has single entry and exit points, meaning all drop-off and pick-up traffic would have only one route through the neighborhood. The neighborhood also has a greater than average number of licensed vehicles and trailers per individual household. This currently results in situations of parked vehicles occasionally blocking driveways and fire hydrants. This situation will only escalate with the increasing traffic and parking requirements associated with a daycare facility.

There are a number of homes in the area where the residents are either retired (as we are) or work from home. This facility has the real potential to increase the noise level those individuals would need to contend with during the day.

As a shareholder of the Cemetery Ditch Company, we also have safety concerns in that the ditch runs immediately behind the residence at 340 Del Street. Ditches with water are a natural attractant for children and at the present time we often see unsupervised children playing in and around the ditch. No matter how careful, a daycare provider will have a difficult time keeping children from investigating this potential hazard.

Finally, we enjoy the fact our neighborhood is zoned R-1 and that is one of the reasons we chose to invest our lifesavings in a home here. In our minds, a business such as a daycare is simply not compatible with this residential zoning and causes undue encumbrance upon neighbors.

Again, thank you for the time to allow comment on this matter.

Jack and Terri Smith

368 Del Street

Sent from [Mail](#) for Windows**Rajeon Strube Fossen** <rsfossen@landerwyoming.org>

Tue, Aug 29, 2023 at 2:31 PM

To: Jack Smith <jallen111355@gmail.com>

Thank you for your comments on 340 Del St Conditional use permit application. Your comments will be added to the packet for consideration by the Board of Adjustments and be addressed at the public hearing. Please feel free to still attend the meeting if you are available.



Rajeane Strube Fossen <rsfossen@landerwyoming.org>

Daycare Application Comment

2 messages

Jodi Darrough <darroughlaw@yahoo.com>

Tue, Aug 29, 2023 at 9:32 AM

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

Dear Ms. Strube Fossen:

I am writing to register my objection to the conditional use request to place a daycare at 340 Del Street. I will not be able to attend the hearing on this matter on September 7th.

Daycare facilities are appropriate in low density residential areas, pursuant to the City Code. While "low density residential area" is not defined anywhere in the Code, I would submit that the Chevy Chase editions are not low density in their population. Therefore, a daycare would interfere with residents' use and enjoyment of their neighborhood, and is not appropriate for this location.

Traffic is a definite concern with this application. First, there are not enough viable, safe, drop-off and pick-up points. Secondly, the volume of traffic is sure to increase on Del Street, to the detriment of its residents. There are no other outlets on Del other than both ends of the street. A daycare in the middle of this street will cause a backup in traffic during drop-off and pick-up times.

I am asking that the Planning Commission and the City Council deny the conditional use request.

Sincerely,

Jodi A. Darrough
365 Del St.
Lander, WY 82520
(307) 330-6958

Rajeane Strube Fossen <rsfossen@landerwyoming.org>

Tue, Aug 29, 2023 at 11:14 AM

To: Jodi Darrough <darroughlaw@yahoo.com>

Thank you for your comments on permitting a childcare facility at 340 Del Street. Your comments will be added to the meeting packet for discussion and entered into the minutes of the meeting.

I know 340 Del St has a temporary permit from DFS even though the public hearing has not happened. I would be interested to know if you see any traffic pattern changes in your neighborhood. Please feel free to comment again prior to Sept 7 if you feel the need to report new information.

Have a great day!
RaJean

[Quoted text hidden]



THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF
PLANNING COMMISSION

August 31, 2023

Re: City Staff comments for CU 23.10, Childcare, 340 Del St., Matson

City staff received two public comments on this conditional use request. Both comments are focused on the increased traffic and safety of the neighborhood. One comment also mentions noise and ditch safety for the children.

The application is in order and meets all the requirements for off-street parking, parent manual and emergency preparedness plan. The DFS has issued a temporary permit contingent on City approval. The childcare has been operating since August 23rd under this temporary permit.

City staff recommends approval of permit CU 23.10 conditional on the owner receiving the required annual inspections from the building department as required by DFS.

Hunter Rosebury

Dustin Springston

RaJean Strube Fossen



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

Section 5, Item A.

For Office use only: Case # S 23.03 Public hearing date _____
Date Received _____ Date Fee Paid waived - city initiated
Date of public notice _____ Commission Decision _____

Name of
Applicant City of Lander Email rsfossen@landerwyoming.org
Address 240 Lincoln Phone 307-332-2870 x2

Do you own this property Yes XX 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)
Parcel in E1/2 NE1/4, Section 19, T33N, R99W

See attached

Name of Subdivision Table Mountain Subdivision

Total area of this subdivision: 7.37 acres.

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

Number of Proposed Lots: 1 Typical Lot Size 7.37 ac
Linear feet of proposed streets: Total 225' Arterial _____
Collector _____ Local 225'

Existing Zoning P_L Proposed Zoning P-L
(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)	_____	acres
Residential (multi-family)	_____	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	0.26	acres
Other P-L	7.11	acres

Name of

Surveyor Tom Johnson, Apex Engineering Email tomjohnson@apexsurveying.com

Address 407 W Adams, Riverton WY Phone 307-856-1647

Name of

Engineering firm Same as above 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**

Section 5, Item A.

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:
- N/A
- (a) Payment of the total amount of the Preliminary Plat fee.



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

Section 5, ItemA.

PRELIINARY PLAT \$600.00

FINAL PLAT \$400.00 plus recording fees

X

(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.

X

(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 or 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.

X

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

X

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

X

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

X

(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 5, Item A.

FINAL PLAT CHECKLIST -

For Office use only: Case # S 23.03 Public hearing date _____
Date Received _____ Date Fee Paid _____
Date of public notice _____ Commission Decision _____
Date of Preliminary Plat Approval N/A
XX 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.

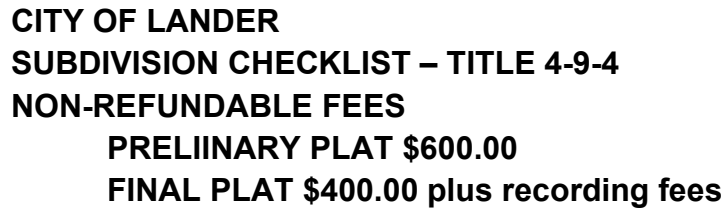
Incomplete or inaccurate submittals will not be accepted. Final plats and the design standards used in their preparation must comply with all of the applicable provisions of the Subdivision and Land Use Regulations of the City of Lander. Questions regarding this checklist should be directed to the Planning 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)
Parcel in E1/2 NE1/4, Section 19, T33N, R99W

Proposed Lot 1, Table Mountain Subdivision



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

Linear feet of proposed streets: Total 225 Arterial _____
 Collector _____ Local 225'

Existing Zoning P-L Proposed Zoning P-L
(Please fill out a Request for Re-Zoning if appropriate)

Residential (single-family)	_____	acres
Residential (multi-family)	_____	acres
Commercial	_____	acres
Industrial	_____	acres
Open Space (Title 4-9-8)	_____	acres
Street Rights-of-Way	0.26	acres
Other P-L	7.11	acres

Address 407 S Adams, Riverton WY 82520 Phone 307-856-1647

Address	Phone
---------	-------

- _____ 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**

Section 5, Item A.

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



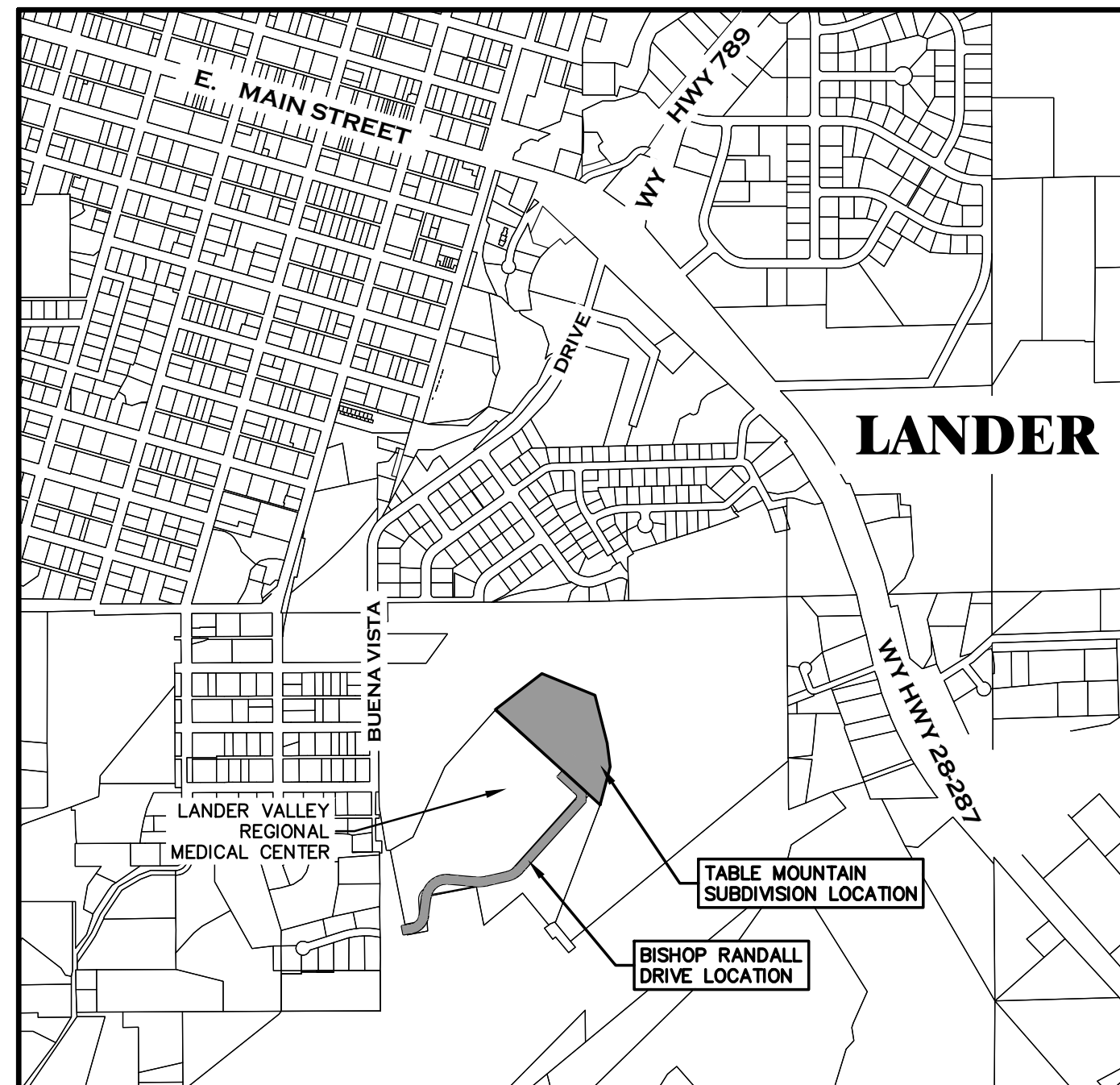
CITY OF LANDER
SUBDIVISION CHECKLIST – TITLE 4-9-4
NON-REFUNDABLE FEES
PRELIMINARY PLAT \$600.00
FINAL PLAT \$400.00 plus recording fees

FINAL PLAT REQUIRED SUPPORTING MATERIAL

- | | | |
|-------------|-----|---|
| _____ | 1. | Total amount of final plat fee \$ <u>waived</u> |
| _____ | 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. |
| <u>N/A</u> | 5. | A variance request if applicable in accordance with City Codes 4-6-1 if required. |
| <u>NEPA</u> | 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. |
| <u>N/A</u> | 9. | Payment of fees in lieu of public land dedication, if required. |
| <u>X</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. |
| _____ | 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.

**PLAT OF
TABLE MOUNTAIN SUBDIVISION
AND BISHOP RANDALL DRIVE**
SHEET 1 OF 2



LOCATION MAP
SCALE: 1"=1000'

**CITY OF LANDER
PUBLIC WORKS DIRECTOR CERTIFICATE**

This Plat approved by the City of Lander Director of Public Works this _____ day of _____, 2023.

Lance Hopkin, Public Works Director/City Engineer

**CITY OF LANDER
PLANNING COMMISSION CERTIFICATE**

This Plat approved by the City of Lander Planning Commission this _____ day of _____, 2023.

Chairperson Signature

Secretary Signature

**LANDER CITY
COUNCIL CERTIFICATE**

This plat approved by the City Council of Lander, Wyoming this _____ day of _____, 2023.

Monte Richardson, Mayor

Rachelle Fontaine, City Clerk

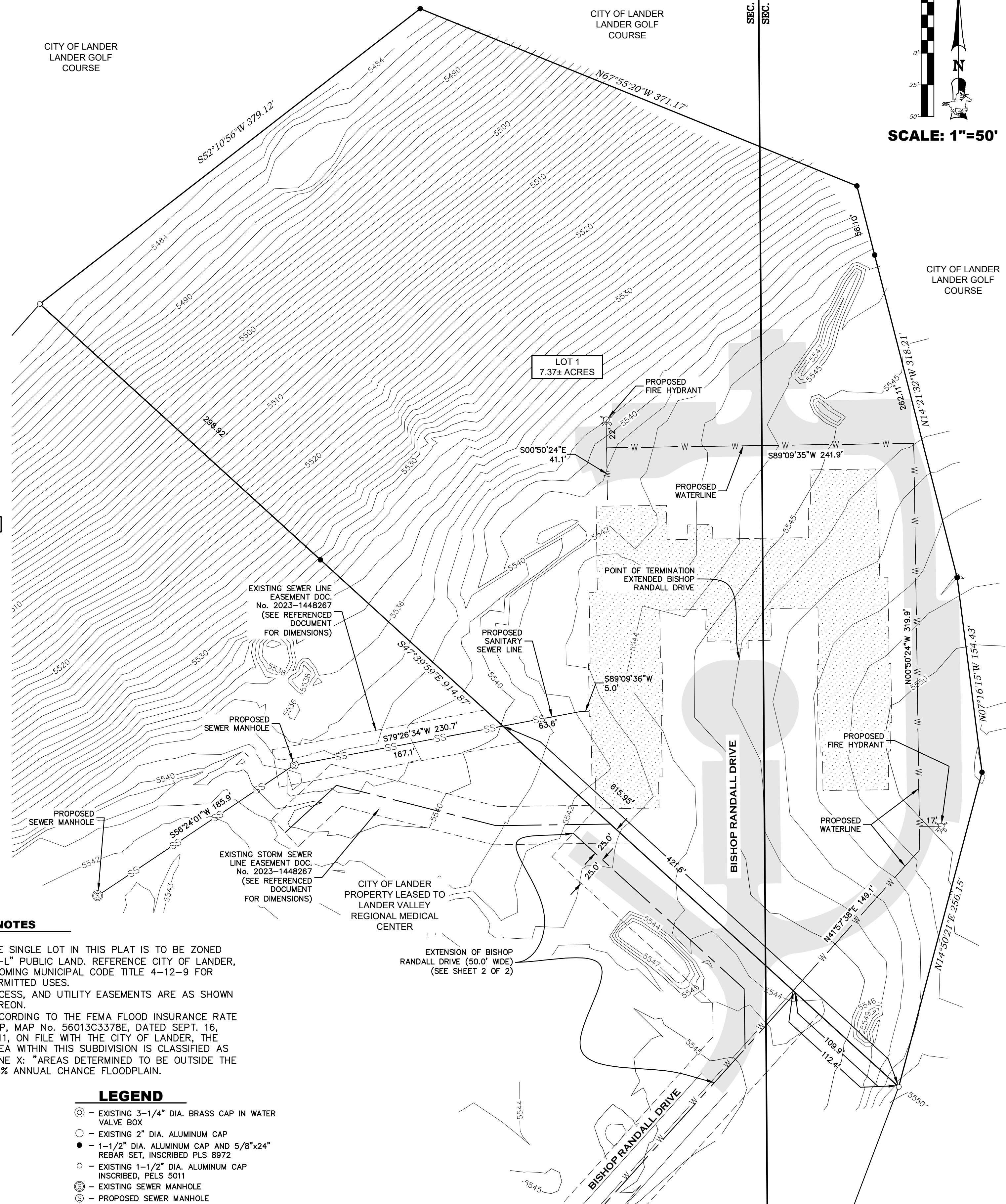
CLERK AND RECORDER'S CERTIFICATE

This plat of "Table Mountain Subdivision and Extension and Dedication of Bishop Randall Drive" was filed in the office of Clerk and Recorder of Fremont County at _____ o'clock _____ M., on the _____ day of _____, 2023, and is duly recorded in Plat Cabinet _____ page _____ Document No. _____

Julie Freese
County Clerk and Recorder

Signature
Deputy County Clerk and Recorder

T.33N.



NOTES

- 1) THE SINGLE LOT IN THIS PLAT IS TO BE ZONED "P-L" PUBLIC LAND. REFERENCE CITY OF LANDER, WYOMING MUNICIPAL CODE TITLE 4-12-9 FOR PERMITTED USES.
- 2) ACCESS, AND UTILITY EASEMENTS ARE AS SHOWN HEREON.
- 3) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, MAP No. 56013C3378E, DATED SEPT. 16, 2011, ON FILE WITH THE CITY OF LANDER, THE AREA WITHIN THIS SUBDIVISION IS CLASSIFIED AS ZONE X: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

LEGEND

- ⊙ - EXISTING 3-1/4" DIA. BRASS CAP IN WATER VALVE BOX
- - EXISTING 2" DIA. ALUMINUM CAP
- - 1-1/2" DIA. ALUMINUM CAP AND 5/8"x24" REBAR SET, INSCRIBED PLS 8972
- - EXISTING 1-1/2" DIA. ALUMINUM CAP INSCRIBED, PELS 5011
- ⊙ - EXISTING SEWER MANHOLE
- ⊙ - PROPOSED SEWER MANHOLE
- ⊙ - PROPOSED FIRE HYDRANT
- ▨ - DENOTES PROPOSED BUILDING FOOTPRINT FOOTPRINT ON LOT 1
- ▨ - DENOTES PROPOSED ROADWAYS AND/OR PARKING ON LOT 1

R.99W.

**TABLE MOUNTAIN SUBDIVISION
CERTIFICATE AND DEDICATION OF TITLE
AND DEDICATION OF BISHOP RANDALL DRIVE**

Know all men by these presents that the City of Lander, Fremont County, Wyoming is the owner in fee simple of all that land described as follows:

A parcel of land located in the E1/2NE1/4, Section 19, and the W1/2NW1/4, Section 20, T.33N., R.99W., 6th P.M., Fremont County, Wyoming more particularly described as follows: Commencing at the southwest corner of the E1/2NE1/4, said Section 19, from which the northwest corner of said E1/2NE1/4, bears N00°24'37"W 2636.11 feet; thence N46°51'54"E 1938.62 feet to an existing 1-1/2" dia. aluminum cap on the easterly boundary of the Lander Regional Hospital lease parcel and the point of beginning; thence N14°50'21"E 256.15 feet; thence N07°16'15"W 154.43 feet; thence N14°21'32"W 318.21 feet; thence N67°55'20"W 371.17 feet; thence S52°10'56"W 379.12 feet; thence S47°39'59"E, along the northeast boundary of said hospital lease parcel, 914.87 feet to the point of beginning of this description containing 7.37 acres more or less, AND that land within the right-of-way of Bishop Randall Drive as described on Sheet 2 of this plat.

Be it also known that Bishop Randall Drive was described and dedicated in Document No. 1218807, recorded in the office of the Clerk and Recorder of Fremont County on April 3, 2001. And that the City of Lander desires to extend and redescribe said Drive to provide access to the subject property of this subdivision and to dedicate said drive in the correct location.

The City of Lander, being the owner of the land shown and described hereon does hereby certify that the foregoing plat designated as Table Mountain Subdivision and Extension and Dedication of Bishop Randall Drive is accurately described hereon. 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 owner, and that this is a correct plat of the area.

That the City of Lander, being the owner of the land shown and described on this plat does hereby declare that Bishop Randall Drive is part of the street system of the City of Lander, and does dedicate, for perpetual public use, the right-of-way for Bishop Randall Drive as laid out on this plat.

Witness my hand this _____ day of _____, 2023.

Monte Richardson, Mayor, City of Lander, Wyoming

STATE OF WYOMING } S.S.
COUNTY OF FREMONT }

This Instrument was acknowledged before me on _____, 2023, by
Monte Richardson as Mayor of The City of Lander, Wyoming.

Notary Public

My commission expires

SURVEYOR'S CERTIFICATION

STATE OF WYOMING } S.S.
COUNTY OF FREMONT }

I, Thomas A. Johnson, 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 the Table Mountain Subdivision, containing 7.37 acres more or less, and Extension and Dedication of Bishop Randall Drive, in the City of Lander, State of Wyoming, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey made by me, and Terry A. Zenk, Wyoming Professional Engineer No. 4959, and correctly shows the location and dimensions of the lots, roads, and easements of said subdivision as the same are staked upon the ground in compliance with Fremont County Subdivision regulations governing the subdivision of land.

In witness whereof I have set my hand and seal this _____ day of _____, 2023.

Thomas A. Johnson, PLS No. 8972

**PLAT OF
TABLE MOUNTAIN SUBDIVISION
AND EXTENSION AND DEDICATION OF
BISHOP RANDALL DRIVE**

LOCATED IN
E1/2NE1/4, SECTION 19, AND
W1/2NW1/4, SECTION 20,
T.33N., R.99W., 6th P.M.,
CITY OF LANDER,
FREMONT COUNTY, WYOMING

PLOTTED: 8/30/2023 2:55 PM



APEX SURVEYING, INC.
ENGINEERING AND LAND SURVEYING

407 West Adams Avenue, Box 1751
Riverton, Wyoming 82501
(307)856-1647

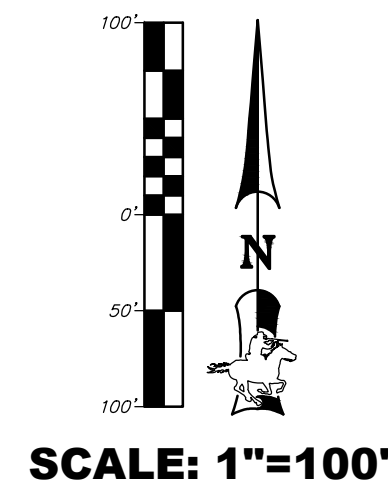
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Pg: 16, 70

DESCRIPTION OF BISHOP RANDALL DRIVE

A public roadway known as Bishop Randall Drive, described and dedicated on March 13, 2001, in Document No. 1218807, as recorded in the office of the Clerk and Recorder of Fremont County, Wyoming. Said roadway extended and hereon re-described and dedicated to wit:

A road right-of-way located in the E1/2NE1/4, Section 19, and the NW1/4NW1/4, Section 20, T.33N., R.99W., 6th P.M., Fremont County, Wyoming, Said right-of-way being 50.0 feet in width, and located 25.0 feet on each side of the following described centerline:

Commencing at the southwest corner of the E1/2NE1/4, said Section 19, from which the northwest corner of said E1/2NE1/4, bears N00°24'37"W 2636.11 feet; thence N15°13'29"E 534.2 feet to a point on the easterly right-of-way line of Buena Vista Drive, as described and dedicated on April 3, 2001, in Document No. 1218806, as recorded in the office of the Clerk and Recorder of Fremont County, Wyoming, and the point of beginning of this right-of-way centerline description; thence N79°31'26"E 56.82 feet to a point of curvature; thence along a curve to the left, or concave northerly, 122.02 feet to a point of tangency, said curve having a radius of 97.00 feet; thence S44°24'28"E 121.09 feet to a point of curvature; thence along a curve to the right, or concave southeasterly, 205.95 feet to a point of tangency, said curve having a radius of 134.00 feet, a central angle of 88°03'37", and a chord which bears N51°28'47"E 186.27 feet; thence S84°29'25"E 169.13 feet to a point of curvature; thence along a curve to the left, or concave northerly, 77.75 feet to a point of tangency, said curve having a radius of 240.00 feet, a central angle of 18°33'41", and a chord which bears N86°13'45"E 77.41 feet; thence N76°56'54"E 141.59 feet to a point of curvature; thence along a curve to the left, or concave northerly, 79.10 feet to a point of tangency, said curve having a radius of 130.00 feet, a central angle of 34°51'38", and a chord which bears N59°51'05"E 77.88 feet; thence S42°05'16"E 66.65 feet to a point of tangency less than the easterly boundary of Lot 1, Mountain Summit Subdivision, said Lot 1, bearing S91°16'59"W 120.00 feet to a point of tangency, 25.00 feet from, when measured at right angles, to said southwesterly boundary of said Lot 1; thence, parallel to said southwesterly boundary, N47°39'59"W 182.00 feet to the point of termination of this easement centerline description. Easement sidelines to begin at, extend to, and terminate at the legal boundaries of lands crossed.



Thomas A. Johnson, PLS No. 8972

PLAT OF
TABLE MOUNTAIN SUBDIVISION
AND BISHOP RANDALL DRIVE
SHEET 2 OF 2

NORTHWEST COR.
E1/2NE1/4, SEC. 19

**LOT 1
TABLE MOUNTAIN
SUBDIVISION**

SEC. 19	SEC. 20
<p>1. The Board shall have the authority to suspend or revoke the license of any person who is found to be incompetent, negligent, or who has engaged in unethical conduct.</p>	<p>1. The Board shall have the authority to suspend or revoke the license of any person who is found to be incompetent, negligent, or who has engaged in unethical conduct.</p>

LANDER VALLEY REGIONAL
MEDICAL CENTER

POINT OF TERMINATION
BISHOP RANDALL DRIVE

SOUTHWESTERLY BOUNDARY
LOT 1, TABLE MOUNTAIN
SUBDIVISION

N47°39'59"W
182.00'

N00°49'19"W
47.00'

S42°05'16"W
59.29'

T.33N.

— HOSPITAL LEASE BOUNDARY

4 BISHOP RANDALL
 DRIVE (50' WIDE)—EXTENDED AND
 RE—DESCRIBED ON THIS PLAT

DELTA=34°51'38"
R=130.00'
CH=N59°31'05"E
77.88'
L=79.10'

N76°56'54"E
141.59'

DELTA=18°33'41"
R=240.00'
CH=N86°13'45"E
77.41'
L=77.75'

— HOSPITAL LEASE BOUNDARY

DELTA=88°03'37"
R=134.00'
CH=N51°28'47"E
186.27'
L=205.95'

25.0' —
25.0' —

N07
121.0

CITY OF
LANDER

DELTA=72°04'28"
R=97.00'
CH=N43°29'12"E
114.13'
L=122.02'

N79°31'26" E
56.82'

POINT OF BEGINNING
OF BISHOP
RANDALL DRIVE

SOUTHWEST COR.
E1/2NE1/4, SEC. 19,
T.33N., R.99W., 6th P.M.

*PLAT OF
TABLE MOUNTAIN SUBDIVISION
AND EXTENSION AND DEDICATION OF
BISHOP RANDALL DRIVE*

LOCATED IN
E1/2NE1/4, SECTION 19, AND
W1/2NW1/4, SECTION 20,
T.33N., R.99W., 6th P.M.,
CITY OF LANDER,
FREMONT COUNTY, WYOMING

R.99W

PLOTTED: 8/30/2023 2:56 PM



APEX SURVEYING, INC.
ENGINEERING AND LAND SURVEYING

407 West Adams Avenue, Box 1751
Riverton, Wyoming 82501
(307)856-1647

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4-11-10 General Requirements - Off-Street Parking And Loading Requirements**A. The following general requirements shall apply:**

1. off-street parking and loading shall be provided and maintained as required by this Section for all permitted uses which are established after the effective date of this ordinance;
2. these requirements shall not be retroactive to permitted uses existing on the date this ordinance becomes effective but shall apply to any expansion of these uses which occurs after that date;
3. in residential districts, required off-street parking shall be provided on the same lot to which the parking pertains. In other districts, such parking may be provided either on the same lot or on another lot in the R-5 or P-L Districts, located not farther than 1,000 feet from the structure or use they are required to serve;
4. groups of more than four parking spaces shall be designed so that no backing movements onto a street will be required;
5. no structure shall be erected or enlarged, nor shall any use be enlarged, if such action will eliminate the required off-street parking areas.
6. The requirements of 4-11-10, may be waived at the discretion of the Planning Commission with regards to structures with frontage on Main, Lincoln or Garfield Streets located between First Street and Ninth Street.
7. The businesses within the Lander Business Park will be allowed to count overflow off-street parking for their total parking spaces per use.

B. Off-street parking and loading will be designed, used and maintained in accordance with the following specifications:

1. individual off-street parking spaces shall be at least nine feet wide and 18 feet long;
2. individual off-street loading spaces shall be located only in side or rear yards of the lot and shall be at least 12 feet wide, 50 feet long and have a minimum height clearance of 14 feet;
3. areas used for required parking and maneuvering of vehicles shall have an all-weather surface of asphalt or concrete or alternatives approved by the Planning Commission and shall be designed in a manner which avoids the flow of water across public sidewalks;
4. each parking or loading space must be usable and readily accessible and arranged so that no part of any parked vehicle extends beyond the property line;
5. required parking and loading areas shall be provided with designated entrances and exits located so as to minimize traffic congestion and avoid undue interference with public use of streets, alleys and walkways;
6. parking and loading areas provided in accordance with the requirements of this ordinance shall not be used for the sale, repair, assembly or disassembly, storage or servicing of vehicles or equipment.

C. At the time a structure is being erected or enlarged, or the use of an existing structure is changed, off-street parking spaces shall be provided as follows:

1. Home business - 1 per 200 sq. ft. or fraction thereof;

2. There shall be provided off-street parking spaces described as follows: (garage counted as a parking space)

Dwellings shall be as follows:

One Bedroom Residences – 1 space
Two Bedroom Residences – 1.5 spaces
Three Bedroom Residences – 1.75 spaces
Four Bedrooms and Over – 2 spaces

3. Boarding houses - 1 per each sleeping or living unit.
4. Retirement homes, housing project for senior citizens - .5 per dwelling unit plus 1 for manager.
5. Motel or hotel - 1 per sleeping room plus 1 for manager.
6. Clubs or lodgers - Spaces to meet the combined requirements of the uses being conducted such as hotel, restaurant, auditorium, etc.
7. Convalescent hospital, nursing home - .4 X lawful number of occupants plus 1 per each staff member on duty on maximum shift.
8. Hospital - 1 per bed plus .75 X maximum number of employees on duty on a maximum shift.
9. Churches - .35 X seating capacity of sanctuary.
10. Preschool, nursery or kindergarten - 2 spaces per employee.
11. Elementary or junior high school - 1 per each employee and each faculty member
12. High school and vocational schools - 1 per each employee and each faculty member plus 1 per five students.
13. Stadia, areas, theaters, auditoriums or meeting rooms - .35 X seating capacity or, if no fixed seats, 1 space per 50 square feet of floor area.
14. Bowling Alley - 5 per lane.
15. Dance Hall or skating rink - 1 per 80 square feet of floor area.
16. Retail and repair shops, including shoe repair, contractors' showrooms, galleries, structure material supply stores, package beverage stores with no seating - 1 per 1000 square feet of floor area plus one per three employees.
17. Restaurants and beverage establishment with seating 1 per 100 sq ft of customer floor area;
18. Barber shops and Cosmetology Shop - 1 plus 1.5 per chair;
19. Banks and business or professional offices (except medical and dental clinics) - 1 per 300 square feet of floor area.
20. Medical and dental clinics - 2 per staff person.
21. Gas stations - 1 per nozzle plus 2 per lift (in addition to stopping places adjacent to pumps).
22. Mortuary - 1 space per 4 seats or 8 feet of bench length in the chapel.
23. Laundromats - .5 per machine.

24. Other retail and service establishments - 1 per 300 square feet of floor area sales space.
 25. Warehouses, storage and wholesale business, and freight terminals – 2 spaces plus, 1 space per employee on maximum shift. And sufficient space to park all company owned or leased vehicles, including passenger auto manufacturers, trucks, tractors, trailers and similar company owned or leased motor vehicles.
 26. Manufacturing uses, research testing and processing, assembly, all industries - 1 X number of employees on a maximum shift.
 27. Uses not specified - Shall be determined by the City Administration in accordance with the most recently adopted National Codes.
 28. Gaming, one space per every 75 square feet of gaming area or any portion thereof.
- D. Where calculation in accordance with the foregoing list results in requiring a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space.
- E. When it is alleged that the minimum off-street parking standards will create an unnecessary hardship on the property owners, application may be made to the Board of Adjustment for a variance in the minimum off-street parking requirements. In lieu of meeting such off-street parking requirements and after the Board of Adjustment does not grant relief there-from, either in whole or in part, the property owners shall pay reasonable costs to the City for each required parking space of which the owner may be unable to provide. The cost of those spaces shall be per square foot of current market value for property in that area. Such funds shall be kept in a separate fund and used by the City only for the purpose of purchasing off-street parking and the development of walk/bike ways within the City.
- F. At least the following amounts of off-street loading shall be provided, plus an area adequate for maneuvering and walk/bike ways, ingress and egress:

Number of Spaces	Gross Floor Area in Square Feet
1	3,000 to 20,000
2	20,000 to 40,000
3	40,000 to 60,000
4	60,000 to 80,000
5	80,000 to 100,000
6	100,000 to 150,000

One additional space shall be provided for each 50,000 square feet above 150,000 square feet. If parking is 20 or more spaces a green area and/or snow dump area must be provided on the premises.

HISTORY

Amended by Ord. [1022](#) on 3/28/2000

Amended by Ord. [1039](#) on 4/10/2001

Amended by Ord. [1152](#) on 1/13/2009

Amended by Ord. [1198](#) on 10/27/2015

Lander Rules for Zoning Districts Allowing Residences

Permitted Use								
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Single-family dwelling	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed	Allowed
Churches	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed	Allowed suggest not allowed
Schools Elementary/ secondary	Grade schools allowed	Elementary/ secondary allowed	Elementary/ secondary allowed	Elementary/ secondary allowed	Elementary/ secondary allowed	Not allowed	Allowed	Allowed
Public parks	Allowed if approved by City	Allowed if approved by City	Allowed if approved by City	Allowed if approved by City	Allowed if approved by City	Not allowed	Allowed	Allowed required 20% open space. Suggest reducing 20%
Private Parks with maintenance by HOA	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8	Suggest Allowed and counted as open space by 4-9-8		Allowed	Allowed
Public/private pathways	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed by plat and counted as open space by 4-9-8. Allowed by easement	Allowed	Allowed Requires HOA

	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Two-family dwellings	Not allowed	Allowed	Allowed	Allowed	Allowed	One accessory residential use allowed	Allowed	Allowed
Multi-family dwellings	Not Allowed	Allowed with no limit on number of units Suggest up to 4 units	Allowed up to four units Suggest up to 8 units	Allowed with no limit on number of units Suggest up to 12 units	Allowed up to four units Suggest allowing 12 units like R-5	Not allowed	Allowed	Allowed
Manufactured homes	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed	Allowed	Not Allowed
Manufactured home parks	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Not allowed	Not Allowed	Not Allowed
Family day care home	Not allowed unless with CU permit	Not allowed unless with CU permit	Not allowed unless with CU permit	Allowed	Not allowed Suggest allowing w/ CU	Not allowed	Allowed	Not Allowed
Office space for a single user home business	Not allowed unless with CU permit	Not allowed unless with CU permit	Not allowed unless with CU permit	Allowed	Not allowed suggest allowing w/ CU	Not allowed	Allowed	Not Allowed
Professional structures (not to include home business or office space for a single user)	Not allowed	Not allowed	Not allowed	Allowed	Not allowed Suggest Allowing w/ CU	Not allowed	Allowed	Allowed
Assisted living facilities	Not allowed	Not allowed	Not allowed	Not allowed Suggest allowing w/ CU	Allowed	Not allowed	Allowed	Not Allowed

	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Public Parking lots	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Allowed	Not Allowed
Off Street Parking Needs discussion regarding building area and snow plow routes	Required by 4-11-10 1 bed 1 space 2 bed, 1.5 spaces 3 bed, 1.75 space 4 bed+ - 2 spaces	Required by 4-11-10	Required by 4-11-10	Required by 4-11-10	Required by 4-11-10	Required by 4-11-10	Required by 4-11-10	Required by 4-9-7-2-B
Agricultural uses such as nurseries	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Allowed	Not Allowed

Reviewed Residential districts complete 7/20

	Conditional Uses							
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Childcare and Fostercare	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed as a CU permit	Allowed Section 4-9-7- 1-6
Home business	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	N/A	Allowed
B&B and short-term rental	Allowed Suggest not allowing	Allowed	Allowed	Allowed	Not allowed suggest allowing	Not allowed; Suggest allowing	No Restrictions	Allowed
Mortuary, crematory	Allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed	Allowed
Related types as approved by BOA	Allowed	Allowed	Allowed	Not allowed Suggest allowed	Not allowed Suggest allowed	Not allowed	Allowed	Allowed
Group foster home	Not allowed	Allowed	Allowed	Allowed	Allowed	Not allowed	Allowed as a conditional use	Allowed
Clinics and nursing homes	Not allowed	Not allowed	Not allowed	Clinics and nursing homes allowed Suggest including assisted living	Medical clinics and nursing homes allowed Suggest including assisted living	Not allowed	Allowed as a permitted use	Not Allowed
Motels	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed as a permitted use	Not Allowed
RV and campground district	Not allowed	Not allowed	Not allowed only with CU permit – Maverick is in R-3	Allowed	Not allowed	Not allowed	Allowed as a conditional Use	Not Allowed

	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Restaurant	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	Allowed as a permitted use	Not Allowed
Civic or community center	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Not allowed	No Restrictions	Not Allowed
Hospitals	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Allowed as a permitted use	Not Allowed
Offices and office structures Make Same as professional structures above? Need a clear definition.	Not allowed	Not allowed	Not allowed	Not allowed	Allowed	Not allowed	Allowed as a permitted use	Allowed
	Accessory Uses							
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Permanent Accessory uses as allowed by 4-11-8 Not in front setback	Allowed - 5' setback from sides rear. 10' setback when utilities or easements are in place.	Allowed 5' setback from sides rear. 10' setback when utilities or easements are in place	Allowed - 5' setback from sides rear. 10' setback when utilities or easements are in place	Allowed- 5' setback from sides rear. 10' setback when utilities or easements are in place	Allowed - 5' setback from sides rear. 10' setback when utilities or easements are in place	Yes, with some limits but allows a secondary residential unit	No Restrictions	Allowed may be joint facility owned by HOA
Temporary Accessory uses as allowed by 4-11-8	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear	30-90-days w/permit 5' or 10' side/rear		No Restrictions	TBD

	setbacks as listed above	setbacks as listed above	setbacks as listed above	setbacks as listed above	setbacks as listed above			
Lot Configuration								
Lot Size	7,500 square feet	3,750 square feet or 1,875 per dwelling Use 3750 sqft only	At least 3,750 square feet plus multi-family dwelling must also have 1,250 per unit Use 3750 sqft only	3,750 square feet or 1,875 per dwelling Use 3750 sqft only	At least 6,000 square feet. 8,000 for the first two units and 3,000 for each extra Use 3750 sqft only	One acre	No Restrictions	Formula Based on density/overall lot size Needs development plan
Lot Width	50 feet	50 feet 40 feet	50 feet 40 feet	50 feet 40 feet	50 feet 40 feet	100 feet	30 feet	
Flag lots and pie shaped lots need more work	50 feet							
Setbacks								
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Front	33 feet 28 feet	28 feet 23 feet	20 feet 15 feet	12 feet	28 feet 23 feet	28 feet	8 feet	
Side yard	12 feet 10 feet	10 feet except for common wall 5' setback OR 10' when utilities or easements are in place	10 feet except for common wall 5' setback OR 10' when utilities or easements are in place	5 feet except for common wall 5' setback OR 10' when utilities or easements are in place	Side yard: 10 feet; 5' setback OR 10' when utilities or easements are in place	10 feet	No Restrictions unless adjoining a residential district and 6' fence required	Based on approved Development plan
Rear yard	20 15 feet or 20% of lot whichever is less	w/o alley- 20 15 feet or 20% of lot	w/o alley- 20 15 feet or 20% of lot whichever is less	w/o alley- 10 10 feet or 20% of lot	w/o alley- 20 15 feet or 20% of lot whichever is less	20 feet	No Restrictions unless adjoining a	Based on approved Development plan

		which-ever is less W alley, 5' - 10' if utilities or recorded easement	W alley, 5' - 10' if utilities or recorded easement	which-ever is less W alley, 5' - 10' if utilities or recorded easement	W alley, 5' - 10' if utilities or recorded easement		residential district and 6' fence required	
Side yard on corner	28 feet	23 feet	23 feet 15 feet	12 feet	23 feet	28 feet	8 feet unless adjoining a residential district	Based on approved Development plan
Delete section Encroachment for porch, etc.	Allowed up to 18 feet	Allowed up to 18 feet	Allowed up to 18 feet	Not allowed	Not allowed	No restrictions	No restrictions	
Structures								
	R-1	R-2	R-3	R-5	R-Med	Agricultural	Commercial	Planned Unit development
Number primary structures allowed	One	One Suggest 2	Two Suggest 3	Two Suggest no limit	One Suggest 2	Three	No Restrictions	Formula Based on density/overall lot size Needs development plan
Number of Accessory structures allowed, Height	# not restricted, Suggest 2/lot Max Height 20' 30 feet	# not restricted, 2/lot Max Height 20' 30 feet	# not restricted, Max Height 3/lot 20' 30 feet	# not restricted, Max Height 20' 30 feet	# not restricted, Max Height 20' 30 feet		No Restrictions	Based on approved Development plan

Height	45 30 feet	45 30 feet Note: 12:12 roof pitches are common now	30 feet 45 feet	Three stories, not to exceed 40 50 feet	45 30 feet	45 30 feet	55 45 feet 55 or 60' including mechanical	
Delete section Maximum lot coverage	40%	40% for some uses, 50% for others	Detached SF and manufactured homes, 40%, 50% for other	60%	40% for some, 50% for others but different than R-2	None	No Restrictions	Formula Based on density/overall lot size Needs development plan