



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

Thursday, October 05, 2023 at 6:00 PM  
City Council Chambers, 240 Lincoln Street

**AGENDA**

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*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 & PLANNING COMMISSION MINUTES** of September 7, 2023

B.

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

A. CU 23.11, 390 S 1st, Childcare, Tynsky - public hearing

B. Vacation 23.01, 473 S 4th, Meyer

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

A. Nonconforming use permit process - Administrative approval for setbacks

**5. PLANNING COMMISSION - NEW BUSINESS**

A. S 23.07, JAG Hill subdivision, Guschewsky - public hearing

**6. PLANNING COMMISSION - OLD BUSINESS**

- [A.](#) Review of changes for S 23.03 Table Mountain Subdivision and Bishop Randal Street dedication
- [B.](#) Title 4 suggested changes - Off Sreet Parking Requirements 4-11-10
- [C.](#) Review Title 4 Residential suggested changes to date
- D. Disucssion of new International Zoning Code  
<https://codes.iccsafe.org/content/IZC2021P1>

## **7. ADJOURNMENT**

CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, September 07, 2023 at 6:00 PM

City Council Chambers, 240 Lincoln Street

MINUTES



Join Zoom

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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

Kristin Yanonne called in ill. Adam Phillips, Missy White and Hunter Roseberry were absent.

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

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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**

Dave moved to accept the minutes. Kara seconded. Motion passed.

**B. PLANNING COMMISSION MINUTES of August 3, 2023**

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

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

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

Kindal Matson, owner of 340 Del Street took the oath and described that she is operating under a provisional DFS permit since September 5. She is operating with 6 children including her daughter.

Dave verified how drop-off parking is handled. The owner reported that the lot in front of the house can handle 3-4 cars off street. Right now with the staggered drop off times there is rarely more than 2 cars at one time.

In regard to the submitted public comments, Zach verified that no neighbors have complained of traffic issues to the owner.

Zach verified also if the ditch was open to the children. Owner verified that the ditch is fenced outside of the children's play area with a lock on the gate.

RaJean read the City Comments and verified that the required inspection has already been done and passed.

Mei Ratz, took the oath. Mei has a child attending this daycare and stressed the importance of having childcare options so that she can continue to be the single breadwinner of the house.

Kara moved to approve CU 23.10 at 340 Del St. Dave seconded. Motion passed. The owner was notified of the 30-day timeframe for the decision order.

**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

RaJean explained that this plat is being presented by the City of Lander as the owner. Past chair and County Planner, Steve Baumann was asked to review the documents for accuracy. Steve recommended that the Plat be filed separately from the Bishop Randall re-dedication for ease of tracking the two separate functions in the county clerks office. The title blocks and legal descriptions of the documents will need to be updated to file separately.

The single lot will hold the Table Mountain Living Community which is a memory care/assisted living facility owned by the City, managed by the Lander Housing Authority, and will be run by a private third party operator. Discussions were held on the schedule, funding, operations, and the tax structure of the facility. These issues are outside the planning commission purview and no action was taken.

Dave moved to approve the plat with the changes suggested, seconded by Joe. Motion Passed.

The Bishop Randall Drive re-dedication is necessary for two reasons. 1. The existing location of the constructed drive is not within the original dedicated right-of-way and 2. to extend the drive beyond what is currently dedicated and constructed into the facility. The layout of the drive will vary from the presentation drawings at the meeting. It will not make a sharp left and dead end on the fire access road. It will continue onto the new lot to terminate in the circle drive access for the structure.

Dave moved to approve the rededication with the changes described. Tom seconded. Motion passed. Changes as discussed will be made and reviewed and recommended to Council at the October regular council meeting.

**6. PLANNING COMMISSION - OLD BUSINESS**

A. Title 4-11-10 Off Street Parking

Discussions were held on the entirety of the code. RaJean reported that the City is working on a new snow removal plan that will result in reducing street parking by posting "Tow Zone" areas on many streets. As of now, it appears that hilly and curvey streets may be posted for parking on one side of the street and posted for "no parking" on the other side of the street. Because this may drastically reduce the available residential parking spaces, the commission may want to reconsider their original thought to reduce off-street parking to increase the available building envelope and reduce the requirement for off-street parking.

Discussions were held on the commercial requirments of the remainder of section 4-11-10. The commission suggests three options: 1. keep the space calculation specific as currently listed but update the type of uses, 2. calculate parking spaces by using a formula based on the square footage of the building, or 3. delete specific parking space calculations all together and let the business determine the number of spaces required for their employees and clientelle. All three option would be required to keep the calculated number of ADA spaces as required by law. Dave noted that removing all requirements will increase the parking congestion on streets in both residential and commercial zones.

It was noted that the parking space requirements are only calculated when a building permit is issued. Future sales or a change in commercial use of an existing building often do not have the luxury of removing or constructing new parking after the original construction or development of the lot. Tom does not think that the national codes list a requirement for number of parking spaces defined by use or size of building.

It was the concensus that the building department will have to enter into the dicussion. The commission still believes that residential parking space requirements should be simplified to remove the fractional calculations for spaces.

B. Overview of suggested Title 4 changes to date

No Action

**7. ADJOURNMENT**

7:30 pm



# THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520  
TELEPHONE 307-332-2870

OFFICE OF  
PLANNING COMMISSION

September 19, 2023

Re: City Staff comments for CU 23.11, Childcare, 390 S 1<sup>st</sup>, Lot 3, Tynsky

City staff has received no public comments on this conditional use request.

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.

City staff recommends approval of permit CU 23.11 conditional on the owner meeting all safety requirements as listed by DFS and receiving the required annual inspections from the building department as required by DFS.

Hunter Rosebury

Dustin Springston

RaJean Strube Fossen

### APPLICATION FOR CHILD CARE CERTIFICATION

In accordance with the provisions of Wyoming Statutes § 14-4-101 through § 14-4-111, the undersigned hereby makes application for a child day care license.

Applicant Name: Tynsky Shaelyssa Kadi DOB: 08 14 1997  
(Last) (First) (Middle) (Month) (Day) (Year)

Facility Name (Optional): Little wildflowers Daycare

County: Fremont E-Mail Address: SHAELAL9615@gmail.com

The facility is located within the :  City limits  County

390 South 1<sup>st</sup> st. lot 3 Lander wy 82520 (307) 851 6815  
(Facility Street Address) (City) (State) (Zip) (Facility Phone)

17 Carbine Lane Lander wy 82520 (307) 851 6815  
(Mailing Street Address) (City) (State) (Zip) (Home Phone)

Directions for reaching facility: Turn left into Riverview trailer park  
middle trailer on left

Have you or anyone in your home/staff (including minors) been required to register as a sex offender in any jurisdiction?  Yes  No

Have you or anyone in your home/staff (including minors) been the subject of a substantiated child abuse/neglect investigation?  Yes  No

Have you or anyone in your home/staff (including minors) been charged with a crime?  Yes  No

If yes to either, give the name of the individual, location, charge and date:

*Answering "yes" will not necessarily disqualify you. A Central Registry and National Fingerprint background check will be completed.*

#### ATTACHMENTS:

- TB results or Risk Assessment \*
- Physician's Statement
- Zoning approval (if applicable)
- CPR/First Aid (if applicable)
- Fire and Sanitation inspection approvals
- Brief description of your program
- Completion of pre-service orientation
- Authorizations for Background Checks \*
- Sample attendance record form, child record forms, and/or staff record forms, and emergency preparedness plan.
- Application fee (\$50 check or money order made payable to Department of Family Services).
- Documentation of education (attach verification and a list of any related experience).  
Check all that apply:  HS or GED  College  Training Hours  Experience

\* Please include documentation for all household members 18 years or older.

**APPLICATION FOR CHILD CARE CERTIFICATION**

Board of Directors, if applicable: \_\_\_\_\_  
(Board of Directors name)

Board Chair: \_\_\_\_\_  
(Last) (First)

Board Address: \_\_\_\_\_  
(Mailing Address) (City) (State) (Zip)

Email: \_\_\_\_\_  
(phone)

**Facility Director, if different than the Applicant:**

Director Name: \_\_\_\_\_ DOB: \_\_\_\_\_  
(Last) (First) (Middle) (Month) (Day) (Year)

Director Address: \_\_\_\_\_  
(Mailing Address) (City) (State) (Zip)

Email Address: \_\_\_\_\_  
(phone)

I authorize the Department of Family Services Child Care Licensing to release information on this application and any further information once the application is approved on the child care facility named in this application to \_\_\_\_\_ who is the provider, director, chair of board, or other

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Date

I certify I have read this form or it has been read to me and the information given is true and correct. I understand the information given is voluntary and lack of required information could affect my application. I agree to provide information if it is needed to verify any statements given on this form. I authorize the Department of Family Services to make inquiry of persons, companies or other agencies to obtain additional information or to verify my statements. I will report any change in my circumstances to the local Department of Family Services Child Care Licensing office immediately including but not limited to a change of address or any criminal charges that occur after this license has been submitted.

If you are not satisfied with the action taken on your application, you have the right to request an Administrative Hearing from the Department of Family Services. You may be represented by a lawyer, a relative, a friend or other spokesperson, or you may represent yourself. If you hire a lawyer, the Department of Family Services will not be responsible for any fees you may incur.

  
Applicant Signature

8/18/23  
Date of Application



Little Wildflowers Daycare  
390 S 1st st. Lot 3  
Lander, WY 82520  
(307) 851-6815

**PHILOSOPHY**

As a mom, I will strive to lead with example, protect, and be patient with all the children in my care. The kids will get to explore their own personalities, and grow with kindness and respect. In my opinion, children are the most beautiful wildflowers we will ever see. Their little minds thrive on individuality, independence, bravery, creativity, and the freedom to get dirty and even make mistakes.

As a child care provider, I understand the importance of maintaining strict compliance with regulations in order to ensure a safe environment for all children: therefore I comply with all applicable state licensing regulations and am licensed by the Department of Family Services.

**ANTI BIAS POLICY STATEMENT**

We believe all children have the right to high-quality early educational experiences that welcome and embrace all forms of diversity. In our community we acknowledge and respect everyone’s unique identity including their race, gender identity or expression, sexual orientation, religion, ethnicities, abilities, and socio-economic background. Our goal is to provide a nurturing, inclusive, equitable, and safe environment. We strive for children to gain self-awareness, confidence, and pride in their social identities as well as expressing comfort, joy, and compassion for human diversity in our classroom, our community, our country and our world.

We are committed to open and on-going dialogue among children, families, and myself at Little Wildflowers Daycare. This policy ensures all children, families, educators, and staff are welcome, valued, and treated with equity and respect.

**STAFF QUALIFICATIONS**

- First aid and infant/child/adult CPR certification must be completed biennially and kept current at all times
- 32 hours of continuing education biannually
- TB risk assessment or current TB test results if applicable (Household members as well)
- A child abuse/neglect Central Registry screen done annually (Household members as well)
- Full fingerprint based national criminal history record background check completed every 5 years (Household members as well)
- National sex offender check results (Household members as well)

**HOURS OF OPERATION**

Little Wildflowers Daycare is open Monday – Friday from 7:30 am to 5:30 pm. If care is needed outside of my regular business hours, arrangements must be made two weeks in advance and I will accommodate if able.

**TUITION**

Our tuition has been established to provide the best possible care at a reasonable cost to you. Out of pocket tuition must be paid by the last day of the month services were provided. Payment for services rendered is expected as mutually agreed upon in each contract.

Payments to hold the child’s spot are set unless arranged one week in advance or I am unable to care for them for a personal reason without a forewarning of the same amount of time.

The price is set to \$30 per day, per child.

### CHILD RECORDS

Each child in care shall have the following information on file;

- Completed Child Record;
- Current Immunization record;
- Health Care Plan if necessary;
- Written authorization from parent(s) or guardian(s) for the following
  - Emergency medical care;
  - Participation in field trips or excursions, whether walking or riding;
  - Child to be transported
  - Use of swimming or wading pool if one is used and
  - Over the Counter Medication form.

### GUIDANCE POLICY

Positive guidance shall be used and will be consistent, clear and understandable to the child. When guiding a child's behavior, redirection and setting clear limits that enable a child to become self aware of actions will be used. Children will be encouraged to respect people, to be fair and learn to be responsible for their actions. Children can be removed for the group but not isolated. Behaviors of a child may be ignored, but not the child.

At no time will the following occur

- Punishment associated with food, rest or toilet learning;
- Corporal punishment, including hitting spanking, beating, shaking, pinching and other measures that produce physical pain;
- Abusive or profane language;
- Any form of humiliation including threats of physical punishment; and
- Any form of emotional abuse including rejecting, terrorizing, corrupting, isolating or ignoring a child.

### SUSPENSION/EXPULSION POLICY

Little Wildflowers Daycare promotes positive social and emotional growth and includes age appropriate behavior support. This practice enables us to offer the most proactive and supportive environment for children. However there may be a time when we have exhausted all efforts to help a child interact in a positive manner in our program. If this situation should arise with your child we will adhere to the following guidelines:

- Share with parents in writing behavioral concerns and what steps the facility has taken to change those behaviors.
- Schedule a conference with parent(s)/guardians to discuss steps implemented, local resources available and develop a plan for next steps.
- If expulsion or suspension is warranted, discuss with parents terms of child returning and length of suspension.

### EXCLUSION FROM CARE FOR ILLNESS CHILDREN & STAFF

Any child who cannot participate in a regular child care program due to discomfort, injury or other symptoms of illness may be refused care. A facility serving well children may not admit a child who has any of the illnesses/symptoms of illness specified below:

- Severe diarrhea
- Severe pain or discomfort
- Two or more episodes of acute vomiting within a period of twenty-four (24) hours;
- Difficult or rapid breathing;
- Yellowish eyes or skin;
- Sore throat with a fever over 101° F or severe coughing;
- Untreated head lice or nits;
- Untreated scabies;
- Children suspected of being in contagious stages of chickenpox, pertussis, measles, mumps, rubella or diphtheria; or
- Purulent conjunctivitis

Children with the following symptoms should be excluded from child care unless they are under the care of a physician and the physician has approved in writing their return to child care:

- Skin rashes, excluding diaper rash, lasting more than one (1) day.
- Swollen joints or visibly enlarged lymph nodes;
- Elevated oral temperature of 101° F or over;
- Blood in urine;
- Mouth sores associated with drooling; or
- Having a communicable disease or being a carrier of such, that is listed on the Wyoming Department of Health (WDH) Reportable Disease and Condition List

The parent shall be notified immediately when a child has symptoms requiring exclusion from care. The child will be kept isolated from other children until the child is removed from the facility.

- No person with a communicable disease, or being a carrier of such, that is listed on the Wyoming Department of Health (WDH) Reportable Disease and Condition List shall work in a childcare facility, unless they have been declared non-infectious to others by a licensed physician, physician assistant (PA), or nurse practitioner (NP) or they have been declared or approval has been given by the local or State Department of Health.
- In the case of Hepatitis B, Hepatitis C, or HIV the infected individual has received bloodborne pathogen training and has been determined to be of negligible risk to other persons during the routine care of children by a licensed physician and the facility director.
- In the case of a sexually transmitted disease the infected individual has been determined to be of negligible risk to other persons during the routine care of children by a licensed physician, physician assistant, or nurse practitioner.
- No person shall work in a child care facility while they are experiencing purulent

conjunctivitis, head lice (until after the first treatment) and scabies (until treatment is complete.)

- No person shall work in a child care facility while they are experiencing Jaundice, skin infection or rash unless the lesion can be completely covered and drainage contained by an impervious dressing, all other persons are prevented from having contact with the lesion, and the affected person can practice adequate hand hygiene.

### ADMINISTRATION OF MEDICATION

As required, I have received training on the administration of medication and will only administer medication under the following conditions

- Medications are prescribed by a licensed health professional. Commonly used non-prescription over the counter medications including, but not limited to ointments, repellents, lotions, creams, or powders for which, a medication consent form has been given to the child care facility by the parents or legal guardians. Any deviation from recommended dosage on the label must be accompanied by physician's written instructions,
- Medications bear their original prescription label or manufacturer's label and are in safety lock containers, transported and stored safely with regard to temperature, light and other physical storage requirements,
- A medication consent form must have been completed by the child's parent or legal guardian and include specific instructions for the date and time to be administered and dosage.

### TRANSPORTATION

When children are transported there will be a 1<sup>st</sup> Aid Kit, emergency medical release forms, a written plan for direct supervision and a current attendance record immediately available. I follow Federal Motor Vehicle Safety Standards for child restraint systems and cannot transport without proper safety restraints. Direct staff supervision will be maintained at all times and children will wear some type of identifiable clothing or accessory for easy visual recognition. Physical boundaries will be identified for children.

### PARENTAL/GUARDIAN RIGHTS

In accordance with Wyoming Child Care Licensing Regulations, I am obligated to provide you the following informational statements. Parent/Guardian(s) shall have:

- Unrestricted and immediate access to his/her child(ren) and any area of the facility where child care is located;
- The right to view inspection reports that can be found at [findchildcarewy.org](http://findchildcarewy.org)
- The right to view weekly menus;
- All know and/or treated injuries that occur to his/her child while in care and
- Any situation that occurred during child care that caused concerns for the child's health or safety.

### SAFE RELEASE OF CHILD(REN)

Upon enrollment you will be able to list individuals that can pick up your child(ren) without notification. ID will be required for these individuals. If individuals other than parent or guardian that are not on the pre approved list will be picking up your child(ren) we must be notified prior to pick up and an ID will be required.

### ANIMALS

I have animals on the premises. All animals must comply with Health & Sanitation and vaccination requirements. Any animal with a history of attacking even one person or demonstrating aggressive behavior will be made inaccessible to the children in care.

### WEAPONS

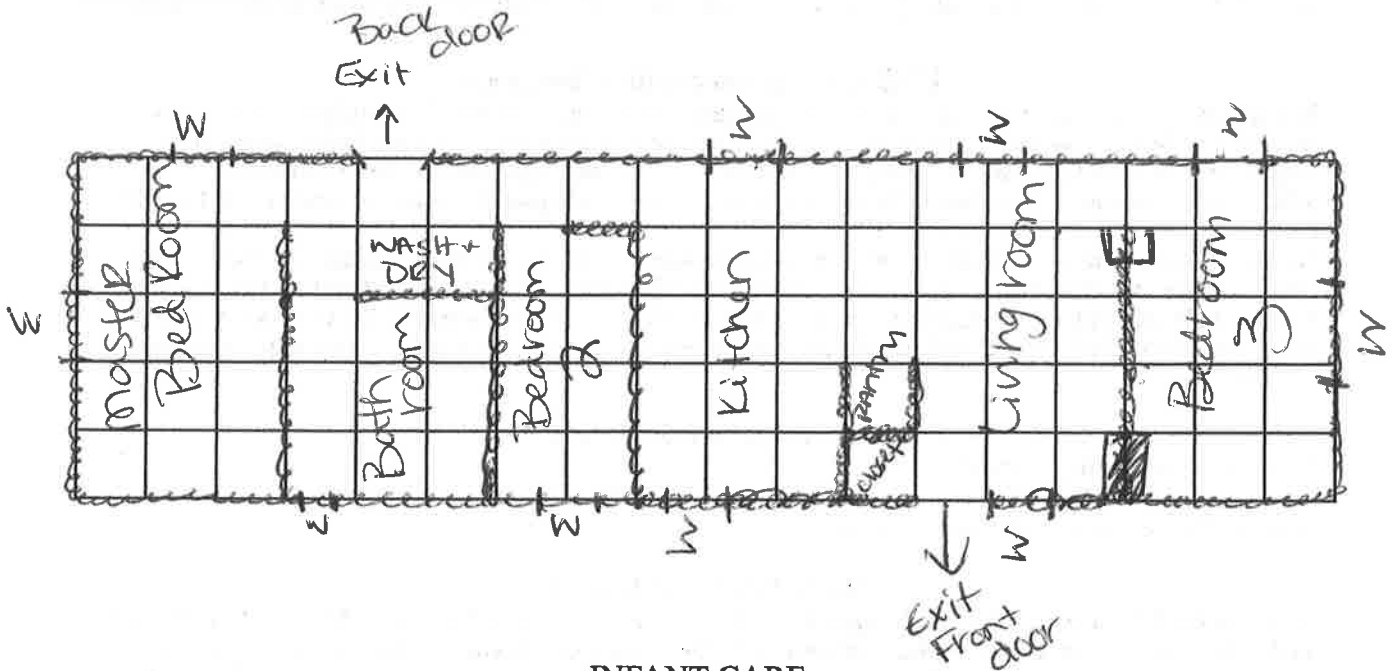
All firearms and ammunition located on the premises are locked and stored separately and inaccessible to children. There are no explosives on the premises. Persons, other than law enforcement, will not be allowed to bring weapons on to the premises or carry weapons into the home.

### EMERGENCY PROCEDURES

Fire and evacuation drills are conducted monthly and emergency evacuation diagrams (floor plans) are posted. Drills will be practiced from all exit locations, at varied times of the day, and during varied activities.

In the case of an evacuation the kids and myself will exit through the closest and safest exit door, and walk to the house next door on the river side (which is my grandmother's house). I will grab the emergency folder containing all contact numbers, attendance records, ect. and make calls to parents as soon as all the children and myself are safe in the house next door.

Operations will continue the following day as long as the facility is safe and able to accommodate the children's needs.



### INFANT CARE

Sleeping children under the age of 12 months will only be placed on their back, on a firm flat surface with nothing in the sleep space (i.e. blankets, stuffed toys, pacifier attachments)

Swaddling for infant sleep is prohibited unless a licensed health care provider signs statement that includes instructions and time frame.

**STAFF:CHILD RATIO REQUIREMENTS**

Ages of Children	One Staff	One Staff	Two Staff
Birth – 12 months	2	1	4
12 months – 24 months	2	1	4
24 months – 36 months	2	2	4
Over 36 months	2	6	3
<b>Total</b>	<b>8</b>	<b>10</b>	<b>15</b>

Slots may be moved up but now down in age.

Ages of Children	Staff:Child Ratio	Maximum Group Size
Birth to 12 months	1:4, 2:8, 3:10	10
12 months – 24 months	1:5, 2:10, 3:12	12
24 months – 36 months	1:8, 2:16, 3:18	18
3 year olds	1:10, 2:20, 3:24	24
4 and 5 year olds	1:12, 2:24, 3:30	30
6 and older	1:18, 2:32, 3:40	40

**FOOD SERVICE**

Nutritionally balanced snacks and meals will be provided and planned with the needs of children’s age and appropriate portion in mind. Weekly menus will be posted for viewing.

**USDA Nondiscrimination Statement**

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, sex, religious creed, disability, age, political beliefs, or reprisal or retaliation for prior civil rights activity in any program or activity conducted or funded by USDA.

Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.), should contact the Agency (State or local) where they applied for benefits. Individuals who are deaf, hard of hearing or have speech disabilities may contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

**LIABILITY INSURANCE**

We do not carry liability insurance.

**OVERNIGHT CARE**

This facility does not provide overnight care.

**WATER PLAY ACTIVITIES**

Occasionally children will be offered the opportunity for water play. This could include but is not limited to wading pools, slip and slides, sprinklers....while participating in these activities we will maintain ratio and supervision requirements, instruct children on the safety procedures for use of water play items and ensure children are changed to dry clothing once activity is over.

### REPORTING CONCERNS

Open communication between provider and families is crucial for your child(ren)s success. I will strive to communicate with you on a regular basis the events of your child's day as well as topics of concern that arise. We appreciate any and all feedback from families to help continue our growth and success as a child care facility. If at any time you have a question or concern please schedule a time for us to discuss your concerns and objectives for your child.

In addition, please feel free to contact the local Department of Family Services at 307-332-4038 to report any concerns.

All providers/staff are required by the Child Protective Services rules to report cases of suspected child abuse or neglect.

Licensed child care complaint and compliance history can be found at [findchildcarewy.org](http://findchildcarewy.org) or by contacting the local child care licensing official.

By signing below you acknowledge you have read all items in this document.

Parent's Signature \_\_\_\_\_ Date \_\_\_\_\_

Parent's Signature \_\_\_\_\_ Date \_\_\_\_\_

### ADDITIONAL INFORMATION

- Birthdays and holidays where the kids are at daycare will be celebrated however we feel necessary.
- Closures will be announced in a good advance.
- Parents are responsible for bringing diapers, a change of clothes (they will be getting dirty or wet, and any supplies that are special or go beyond the normal things I would have on site. Examples: members mark wipes, sippy cups, blankets, sunscreen, tylenol, etc.....
- Personal comfort items for the kids are absolutely accepted!
- The parent and myself will work together on potty training. I have a small potty and a toddler toilet seat that goes on top of the regular toilet. I also have a stool for toileting and hand washing.
- Sign in and out procedures: there will be an attendance sheet to sign daily per licensing rules.

The Board of Directors of the Company has reviewed the financial statements of the Company for the period ended December 31, 2018, and has determined that the financial statements are presented fairly in all material aspects the financial position, results of operations and cash flows of the Company for the period ended December 31, 2018, in accordance with accounting principles generally accepted in the United States of America.

The Board of Directors of the Company has also reviewed the financial statements of the Company for the period ended December 31, 2017, and has determined that the financial statements are presented fairly in all material aspects the financial position, results of operations and cash flows of the Company for the period ended December 31, 2017, in accordance with accounting principles generally accepted in the United States of America.

The Board of Directors of the Company has also reviewed the financial statements of the Company for the period ended December 31, 2016, and has determined that the financial statements are presented fairly in all material aspects the financial position, results of operations and cash flows of the Company for the period ended December 31, 2016, in accordance with accounting principles generally accepted in the United States of America.

The Board of Directors of the Company has also reviewed the financial statements of the Company for the period ended December 31, 2015, and has determined that the financial statements are presented fairly in all material aspects the financial position, results of operations and cash flows of the Company for the period ended December 31, 2015, in accordance with accounting principles generally accepted in the United States of America.

The Board of Directors of the Company has also reviewed the financial statements of the Company for the period ended December 31, 2014, and has determined that the financial statements are presented fairly in all material aspects the financial position, results of operations and cash flows of the Company for the period ended December 31, 2014, in accordance with accounting principles generally accepted in the United States of America.



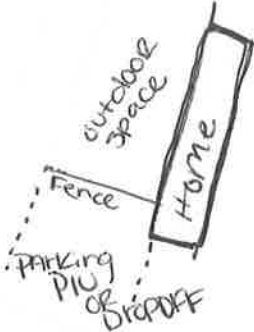
Popo Agie St

First St

S 1st St

S 1st St

First St



S 1st St  
Google

Map data ©2023 Google 20 ft





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

For Office use only: Case # CU 23.11
Date Received 8-22-23 Date Fee Paid 8-22-23 BOA Hearing Date 7/21/23
Existing zone designation R-3 Applicable Section of zoning code 4-6-1

Name of Applicant Shaelyssa Tyrnsky Email shaekal9615@gmail.com
Address 390 South 1st st lot 3 Phone (307) 851-6815

Do you own this property Yes No X +melissalesher
If no, Name of Owner Shane Lesher Email shaenderz@yahoo.com
Address 17 Carbine lane Phone (307) 714-0936

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
390 S. 1st Street lot #3

Present Zoning District of Property Residential in city limits Current zoning use of the property Residential
Proposed Zoning District In city limits Proposed zoning use of property Residential

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
390 S. 1st st lot #3

Check Conditional Use Type below

- X Child Care/preschool
Home Business
Bed/Breakfast
Short term Rental
Group/foster home
RV campground
Clinic/nursing home
Professional office
Mortuary/crematory
Motel
Restaurant
Gaming
Communication tower
Junkyard
Other, Explain

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)
Daycare From 7:30 AM (drop off) to 5:30 (pick up)
off road parking, already have a fenced yard
will not add more fence anytime soon.

Explain why your conditional use will not adversely affect your neighborhood
There are no landscaping changes to be made.
There are already children in my part of the neighborhood
so everyone is used to their playing and they will not be outside making noise until after breakfast (about 9:30am)



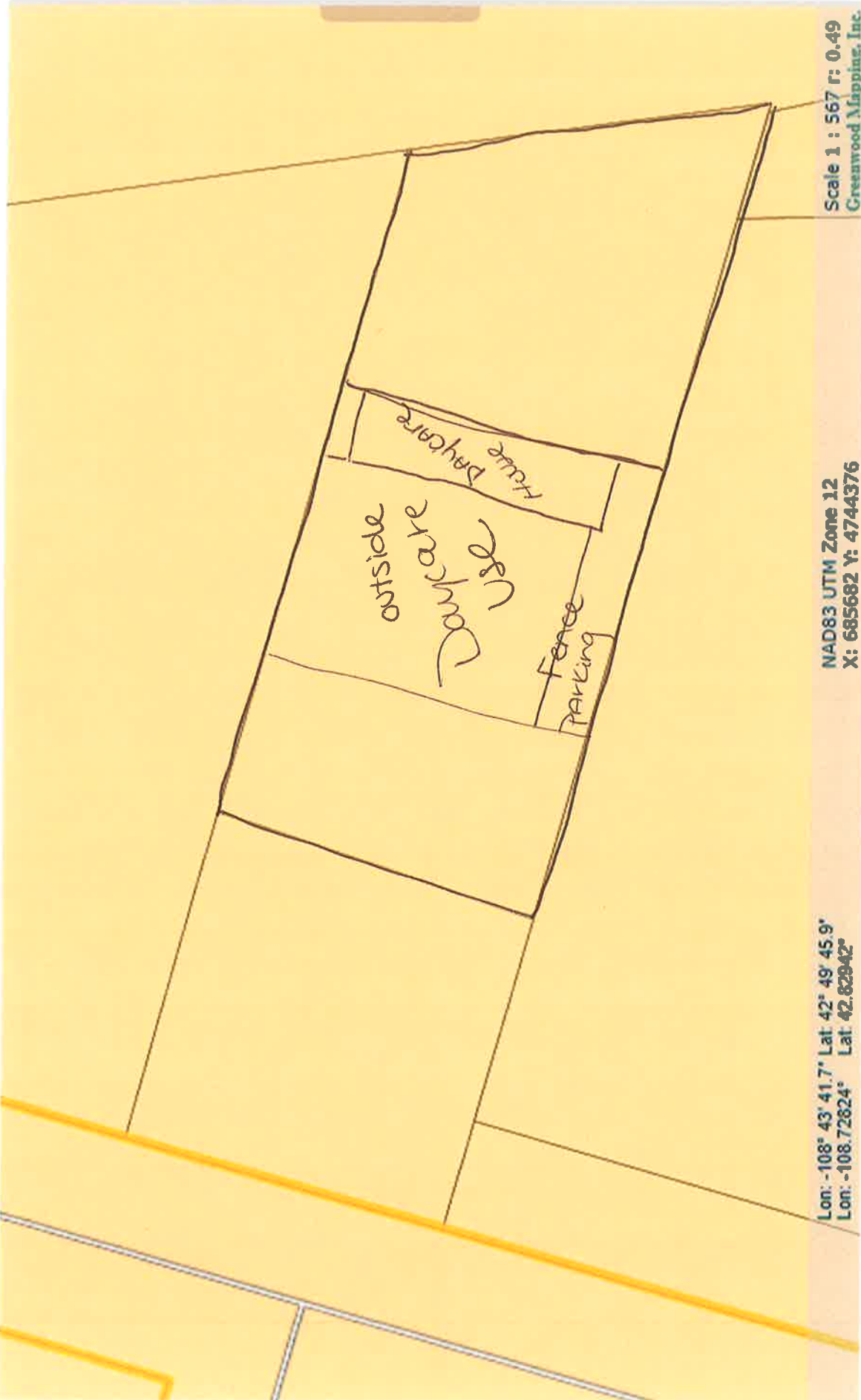
**CITY OF LANDER  
CONDITIONAL USE APPLICATION – TITLE 4-6-1  
NON-REFUNDABLE FEE \$500.00**

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 Shane Lynskey Date 8/22/23

Signature of owner Shane Fisher Date 8/22/23



Lesner Property



# CITY OF LANDER CONDITIONAL USE APPLICATION ADDENDUM FOR CHILDCARE/DAYCARE

For Office use only: Case number CU 23.11

Name of Applicant Shaelyssa Tymsky Email Shaekal9615@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)

Business name: Little wildflowers Daycare  
Hours 7:30 AM to 5:30 pm Monday - Friday  
Approved for up to 10 children, but only have half for now.  
They will play in the front yard that is fenced.  
Drop off/pick up is in my driveway and I'm the only employee.

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

I don't believe that the residential character will be changed because there is already traffic through the trailer park and there are children (4 of my own) and dogs and other noise during the day that I don't think will be a bother with a few more kiddos!

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 Shaelyssa Tymsky Date 8/22/23

# STREET & ALLEY VACATION REQUEST

**\$225.00**

(For Office Use Only)

Date received: 9/20/23  
Fee: pd 9/29/23  
Planning Commission Hearing Date: Oct 5 Recommendation: \_\_\_\_\_  
City Council Hearing Date: \_\_\_\_\_ Ordinance # \_\_\_\_\_  
Date Notices Sent: \_\_\_\_\_

Name of Applicant: James Gregg and Karen N Meyer  
Physical Address: 473 S 4<sup>th</sup> St Lander Wy 82520  
Mailing Address: 473 S 4<sup>th</sup> St Lander Wy 82520  
Legal Description of Property: TWP 33N RNC 099W Sec 18 TR IN  
NESW & JI Pattens ADDN BLK 42 FR LOT 20  
WD 2010-1339903

Please provide the following supporting documents:


1. A list of all property owners and their mailing addresses within 400' of the requested vacation:
2. State specifically why you are asking for this vacation.
3. The request for vacation shall be made by all of the owners of lots within that portion of the overall plat sought to be vacated. List all owners and have original signatures of all owners.
4. Copies of all filed deeds showing ownership.


**A public hearing will b held at the first reading of the ordinance for the requested vacation. A notice shall be sent to all property owners within 400' of the requested vacation.**

The following are the procedures for processing a street or alley vacation request.

- a. Review the request with the City Staff. At this point, you will receive the necessary forms and instructions for filling out and filing said forms.
- b. The Planning Commission meets the fourth Thursday of the month. By ordinance, a legal notice regarding the request must be sent to all property owners within 400' prior o 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 his publication requirements. There will be no exception from the twenty-one (21) day filing deadline date.

- c. **The petitioner and/or a designated representative must be present at the public hearing to give testimony and answer questions regarding the request. If no one is present at the hearing, the request may be denied at the discretion of the Board.**
- d. All public hearings are held by the City Council in the City Council Chamber, 240 Lincoln Street, starting at 6:00 p.m.

  
Applicant

  
Applicant

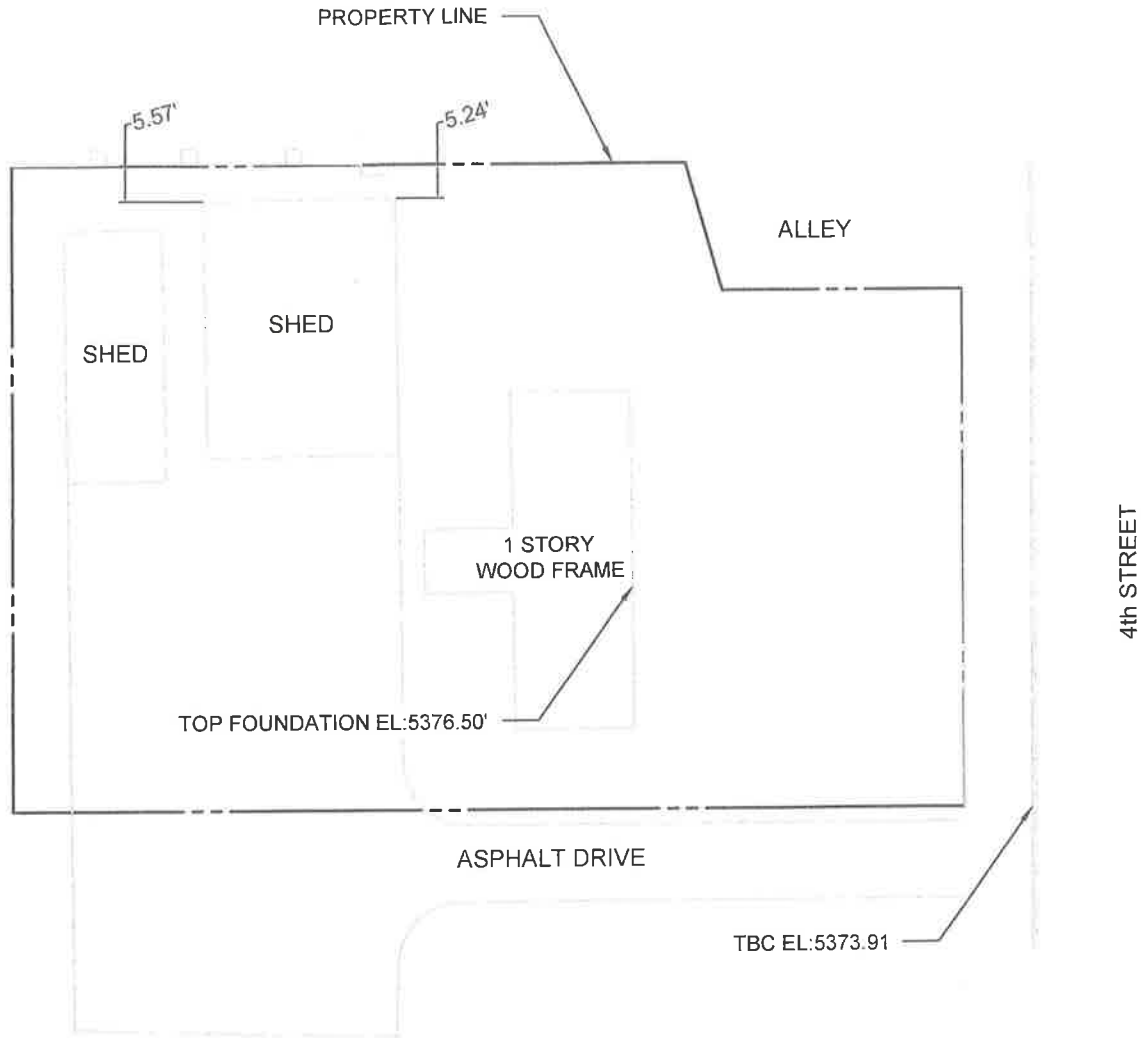


To The Planning Commission,

Section 3, Item B.

We are looking to make improvements to our lot at 473 S 4<sup>th</sup> St by removing existing duplex structure and replacing it with a larger new single family home that would come within six and a half feet of the existing alley. We have taken care of this alley area since 1996. Please see the attachments of the legal description and site map along with the proposed new structure.

Sincerely,  
Dregg Meyer



**FREMONT**  
SURVEYING

477 LINCOLN ST. STE 1  
LANDER, WY 82520  
307.206.1007 | FREMONTSURVEYING.COM

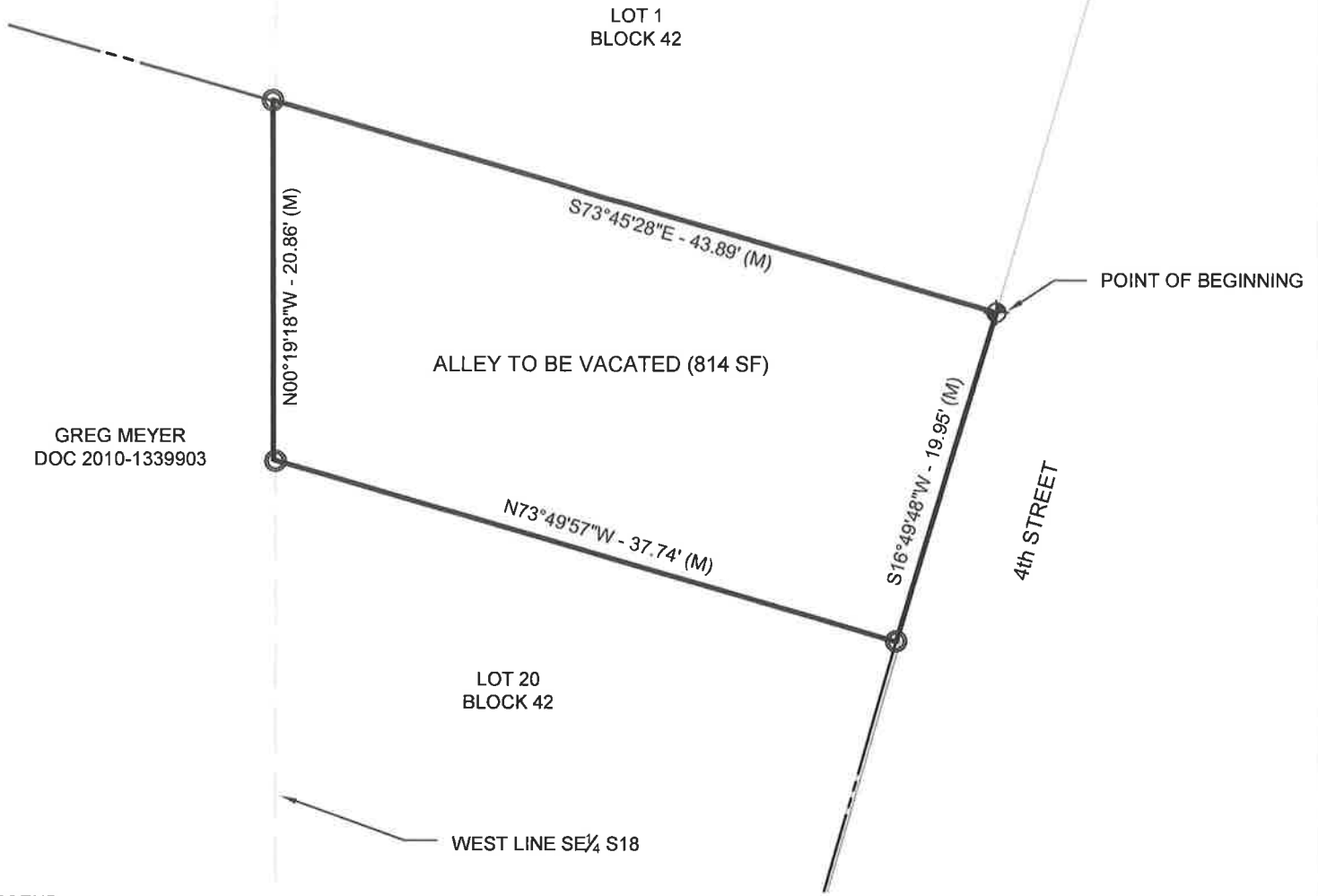
SCALE 1" = 30'

IF BAR LENGTH DOES NOT EQUAL 1" (ONE INCH), THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE

Drawn By: DAF
Checked By: DAF
Job #:
Date: 9/25/2023
Revision:
Date:
Explanation:

EXISTING CONDITIONS
LOT 20, BLOCK 42 JI PATTEENS ADDN SECTION 18, T33N, R99W LANDER, WY

GREG & KAREN MEYER 473 4th STREET LANDER, WY 82520
---



GREG MEYER  
DOC 2010-1339903

**LEGEND:**

- FOUND 1.5" ALUMINUM CAP LS 5042
- ⊕ FOUND 5/8" REBAR

**TRACT LEGAL DESCRIPTION:**

An existing alley as dedication to the City of Lander within Section 18, T.33N., R.99W., 6th PM., City of Lander, Fremont County, Wyoming, more particularly described as follows:  
 Commencing from the Southeast Corner of Lot 1, Block 42, J.I. Patten's Addition to the Townsite (now City) of Lander. Thence proceed S16°49'48"W, a distance of 19.95 feet, more or less, to the northeast corner of Lot 20, Block 42;  
 Thence N73°49'57"W, a distance of 37.74 feet, more or less, along the north line of said Lot 20 to the west line of the Southeast 1/4 of said Section 18;  
 Thence N00°19'18"W, a distance of 20.86 feet, more or less, along the said west line of the Southeast 1/4 of said Section 18 to the south line of said Lot 1, Block 42;  
 Thence S73°45'28"E, a distance of 43.89 feet, more or less, along the south of said Lot 1, Block 42, to the point of beginning of this description. Said Tract contains 814 square feet, more or less.

**CERTIFICATE OF SURVEYOR**

I, David A. Fehringer, of Lander, Wyoming do hereby certify that the Parcel described and shown hereon was derived from notes taken during an actual survey made by me SEPTEMBER 18, 2023 and that this is a correct representation of said survey to the best of my knowledge.



 <b>FREMONT</b> ENGINEERING   SURVEYING 427 LINCOLN ST., STE 1 LANDER, WY 82520 307.206.1007   FREMONTSURVEYING.COM	 SCALE 1" = 10' IF BAR LENGTH DOES NOT EQUAL 1"(ONE INCH), THIS PAGE WAS NOT PLOTTED TO THE INTENDED SCALE.	Drawn By: DAF Checked By: AE Job #: Date: 9/26/2023 Revision: Date: Explanation:	<b>ALLEY VACATION</b>  J.I. PATTEN'S ADDITION SECTION 18, T33N, R99W LANDER, WY	<b>GREG &amp; KAREN MEYER</b> 473 4th STREET LANDER, WY 82520
		ALLEY TO BE VACATED (814 SF)		

WARRANTY DEED

GREGG MEYER, a single person grantor(s), for and in consideration of Ten dollars and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO, GREGG MEYER AND KAREN N. MEYER, husband and wife grantee(s), Whose address is: 2881 Sinks Canyon Road, Lander, Wyoming 82520 of Fremont County and State of Wyoming, the following described real estate, situate in Fremont County and State of Wyoming, to wit:

A portion of Lot 20, Block 42, J. I. Patten's Addition to the City of Lander, Fremont County, Wyoming, more particularly described as follows: Beginning at Point #1, the point intersection of the Northerly line of said Lot 20 with the West line of the NW¼SE¼ of Section 18, Township 33 North, Range 99 West, 6<sup>th</sup> P.M.; thence proceed S. 73°59' E. along the Northerly line of said Lot 20 a distance of 38.05 feet, more or less, to Point #2, the Northeastly corner of said Lot 20; thence proceed S. 16°01' W. along the Easterly side of said Lot 20 a distance of 81.0 feet, to Point #3; thence proceed N. 73°59' W. a distance of 14.43 feet, more or less, to Point #4, a point on the West line of said NW¼SE¼; thence proceed N. 0°14.7' W. along said West line a distance of 84.38 feet, more or less, to Point #1, the point of beginning hereinbefore mentioned.

AND

A tract of land in the NE¼SW¼ of Section 18, Township 33 North, Range 99 West, 6<sup>th</sup> P.M., Fremont County, Wyoming, more particularly described as follows: Beginning at Point #1 a point at the intersection of the East line of said NE¼SW¼ and the North line of the alley at Block 42 of J. I. Patten's Addition to the City of Lander, Fremont County, Wyoming; thence proceed S. 0°14.7' E., along the East line of said NE¼SW¼ a distance of 105.21 feet to Point #2; thence proceed N. 73°59' W. a distance of 135.57 feet to Point #3; thence proceed N. 16°01' E. a distance of 101.0 feet to Point #4; thence proceed S. 73°59' E. a distance of 106.12 feet, more or less, to Point #1, the point of beginning hereinbefore mentioned.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Dated this 21 day of Dec., 2010.

Gregg Meyer  
GREGG MEYER

STATE OF Wyoming

COUNTY OF Fremont

This instrument was acknowledged before me on 21<sup>st</sup> day December, 2010 by GREGG MEYER.

Seal



Nicole Powell  
NOTARY PUBLIC  
My commission expires:



**THE CITY OF LANDER**

240 LINCOLN STREET, LANDER, WY 82520  
TELEPHONE 307-332-2870

OFFICE OF  
PLANNING COMMISSION

September 29, 2023

Re: City Staff comments for Vacation 23.01, 473 S 4<sup>th</sup> Meyer

City Staff has been talking to the owner since the beginning of September. Public Works has verified that there are no existing utilities running East-West through the partial alley. Public Works has no future need for the 50 foot dead-end alley and has never maintained the right-of-way. Due to the configuration of the circle drive for Brodie Street there is no reason to believe that future utilities will request to use this partial alley.

Both the City and the owner desire to quit claim deed the vacated property to the applicant Gregg and Karen Meyer upon final approval of the ordinance.

City staff recommends approval of vacation application 23.01. Should the planning commission recommend the alley vacation as requested, City Administration will prepare an ordinance as required by City Code. Ordinances take a public hearing and three readings of council to be enacted. The public hearing should take place at the first reading of the ordinance.

Lance Hopkin

RaJean Strube Fossen



# NON-CONFORMING USE APPLICATION NONREFUNDABLE FEE \$275.00

For Office use only:  
 Date Received 9-14-23 Date Fee Paid 9-14-23 BOA Hearing Date \_\_\_\_\_  
 Existing zone designation \_\_\_\_\_ Applicable Section of zoning code \_\_\_\_\_

Name of Applicant MARK VOGEL Email markvogel747@gmail.com

Address 4104 S Sherman St. Spokane, WA 99203 Phone 307-438-2342

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)

746 S. 7th ST, LANDER, WY 82520

Describe type and size of use at the present time or at the time you acquired the property:

SINGLE FAMILY, 912 sq ft

Describe how this use does not conform to the current zoning code

SETBACKS

Note the date use began (or structure was built) as well as the size or intensity of the use when said use began:

1958



# NON-CONFORMING USE APPLICATION NONREFUNDABLE FEE \$275.00

AFFIDAVIT – nonconforming use

I hereby depose and say that all of the above statements requesting this Nonconforming use certification for the address 746 S. 7th ST Lander, Wyoming and the statements contained in any papers submitted herewith are true.

[Signature] 9/15/23  
Signature Date

County of ~~Fremont~~ Spokane )  
 ) ss.  
State of ~~Wyoming~~ Washington )

The foregoing instrument was acknowledged before me by MARK VOGEL  
This 8th day of September, 20 23.

[Signature]  
Notary Public

My commission expires: March 7, 2027

Notary Public  
State of Washington  
**ANN MARQUART**  
COMM. #23008897  
MY COMMISSION EXPIRES  
MARCH 07, 2027

[Signature] 9/14/23  
Approved by City of Lander Date

County of Fremont )  
 ) ss.  
State of Wyoming )

The foregoing instrument was acknowledged before me by Dustin Springston  
This 14 day of September, 20 23

[Signature]  
Notary Public

My commission expires: 7/1/2027

DANIELLE BOGGIS  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 165643  
MY COMMISSION EXPIRES: 7/1/2027



# NON-CONFORMING USE APPLICATION NONREFUNDABLE FEE \$275.00

For Office use only:  
 Date Received 9-15-23 Date Fee Paid 9-15-23 BOA Hearing Date \_\_\_\_\_  
 Existing zone designation \_\_\_\_\_ Applicable Section of zoning code \_\_\_\_\_

RICHARD G. CURRAH - REPRESENTATIVE FOR -  
 Name of Applicant Christopher J. Currah Email CCURRAH@gmail.com  
 Address 947 S. 3rd Phone 307-349-0281  
 Do you own this property Yes  No \_\_\_\_\_ DICK.CURRAH@gmail.com  
 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)  
947 S. 3rd Lander, WY 82530

Describe type and size of use at the present time or at the time you acquired the property:  
BACK YARD SHED - STORAGE

Describe how this use does not conform to the current zoning code  
Set back Requirements

Note the date use began (or structure was built) as well as the size or intensity of the use when said use began:  
1960's - UNKNOWN FOR SURE







# NON-CONFORMING USE APPLICATION NONREFUNDABLE FEE \$275.00

For Office use only:

Date Received 9-19-23 Date Fee Paid 9-19-23 BOA Hearing Date \_\_\_\_\_

Existing zone designation \_\_\_\_\_ Applicable Section of zoning code \_\_\_\_\_

Name of Applicant Daniel; Rebecca Email osiadhail@gmail.com

Address 822 S 7th Lander WY 82520 Phone 614-816-3733

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)

822 S 7th st Lander WY 82520, Accola Addn Blk 3 lot 9 wd 2021-1428735  
Reel 33991839200800

Describe type and size of use at the present time or at the time you acquired the property:

Residential home, used as primary residence  
988 sqft main floor ; 988 sqft basement

Describe how this use does not conform to the current zoning code

structure set to close to set backs @ lot lines

Note the date use began (or structure was built) as well as the size or intensity of the use when said use began:

Home was built 1965



CITY OF LANDER

FINAL PLAT CHECKLIST

FEES  
FINAL PLAT - \$400.00

FOR OFFICE USE ONLY

CASE # 523.01  
Date Received 9-22-23  
Planning Commission Hearing Date For Final Plat 10-5-23  
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 insure 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. THE SUBDIVISION AND LAND USE REGULATIONS ARE TO BE CONSULTED FOR DETAILS.

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.

Name of Subdivision: JAG HILL SUBDIVISION

Date Submitted: 8/26/2020

Owner(s) Name and Address: JAG HILL LLC 626 FREMONT  
PAUL & CHARLIE GUSZCHEWSKY

Name and Address of Person or Firm Preparing Plat: \_\_\_\_\_

WHS, DAVE FEUHLINGER, 155 N 1<sup>ST</sup> 455 Lincoln

- 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.)
- 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
- NA 12. Drainage easements labeled and appropriately dedicated
- NA 13. Street names according to naming system with no duplication of existing street names
- 14. Lots and blocks properly numbered
- NA 15. Any **exceptions** to the subdivision noted
- 16. Total acreage of the subdivision and total number of lots noted
- WITH APPROVAL 17. Certification and dedication statement signed by all owners, or others with an equitable interest with their signatures properly acknowledged.
- WITH APPROVAL 18. Signed certification by a registered land surveyor
- 19. Certificates for review and/or 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
- NA 21. Disclosure statement of hazards if required
- NA 22. Appropriate annexation language if the plat is also an annexation plat

REQUIRED SUPPORTING MATERIAL

- 1. Total amount of final plat fee \$ \_\_\_\_\_
- 2. Two (2) 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, which may, if revised, create the need to adjust the plat configuration.
- 5. A variance request if applicable and within the provisions of Section 5.c of the Subdivision and Land Use Regulations.
- 6. Plans for elimination or ameliorating 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.
- 10. Copies of recorded off site utility easement when necessary.
- 11. Disclosure statement regarding hazards in a form to be recorded if required.
- 12. Appropriate commitment guaranteeing the timely completion of required improvements.

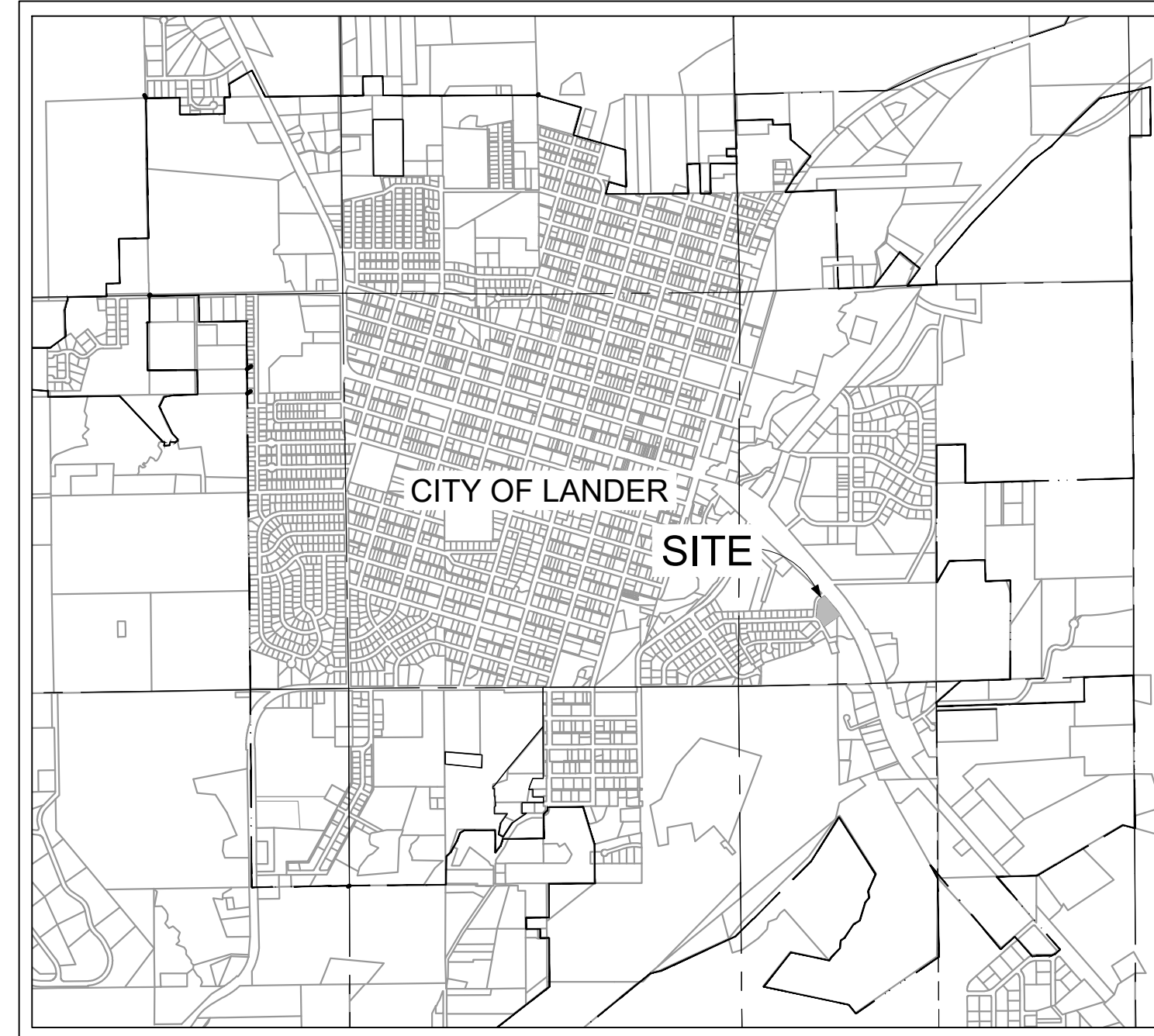
**Subdividers are requested to submit a cover letter with all plat submittals.**





# JAG HILL SUBDIVISION

A Subdivision within the City Limits of Lander, Wyoming  
Located in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 17, T33N, R99W,  
6TH PM Fremont County, WY



VICINITY MAP  
SCALE: 1" = 2000'

### BASIS OF BEARING:

Considering the Basis of Bearing to be the Easterly Line of JAG Hill Subdivision. Said line having a bearing of S46°03'30"E.

### LEGEND:

- Set Property Corner - 1" Shiner with PK magnetic nail marked PELS 10052
- Found Property Corner - 2" Aluminum Cap on a 5/8" rebar
- Parcel Boundary
- Chevy Chase Subdivision Lots
- Vacated Area
- Utility Easement
- Chevy Chase Subdivision Lot to be vacated
- Measured (M)
- Record (R)

### PLAT INFORMATION:

4 LOTS - 91,496 SF (2.10 AC.)

### PLANNING COMMISSION CERTIFICATE:

This plat approved by the City Of Lander Planning Commission on this \_\_\_ day of \_\_\_ 2023.

Chairman \_\_\_\_\_

### CITY ENGINEER CERTIFICATE:

Data on this plat approved by the City Of Lander Engineer on this \_\_\_ day of \_\_\_ 2023.

City Engineer \_\_\_\_\_

### CITY COUNCIL CERTIFICATE:

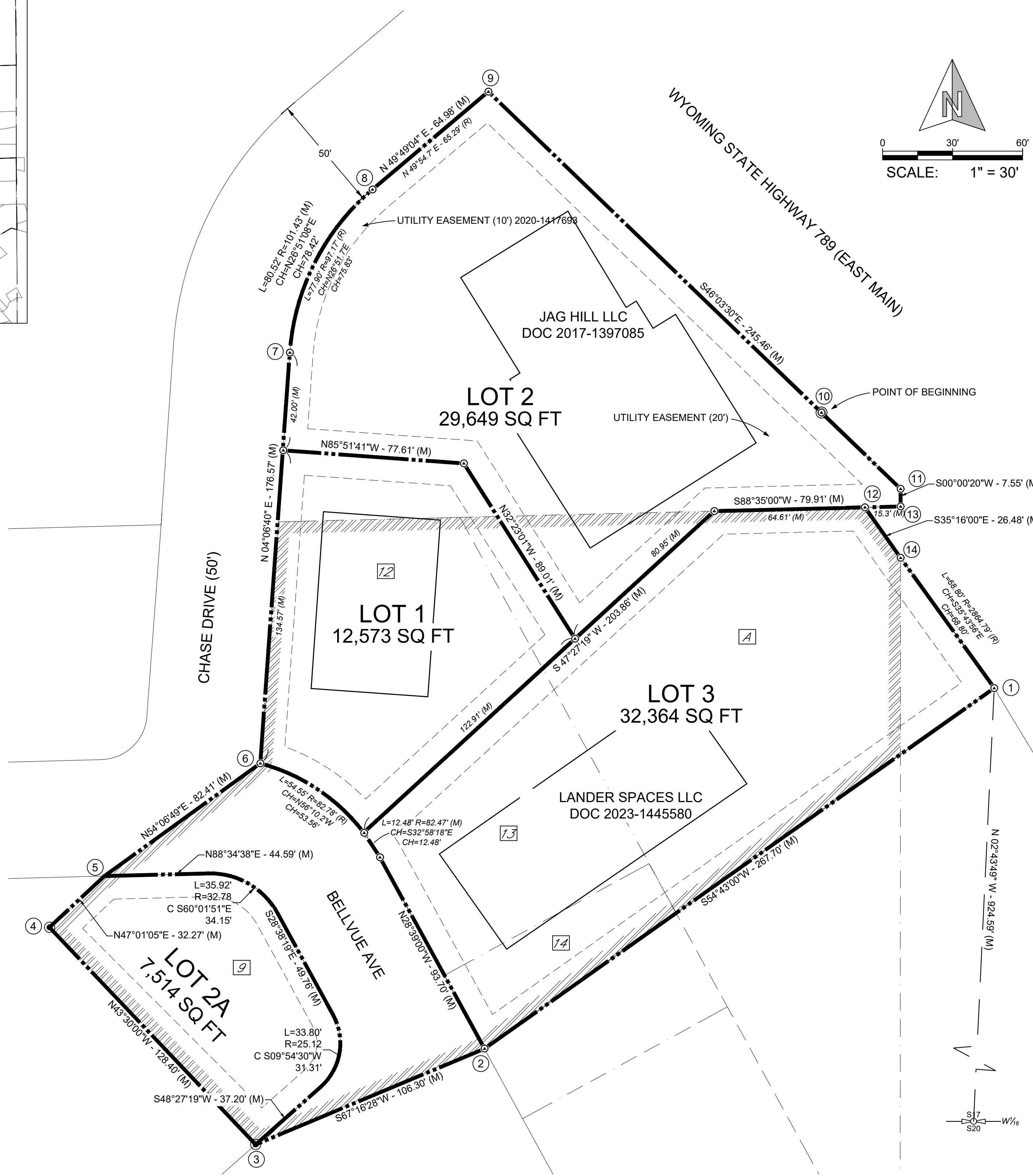
Approved by the City Council of Lander on this \_\_\_ day of \_\_\_ 2023.

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 \_\_\_ 2023 and is duly recorded in Plat Cabinet \_\_\_, Page \_\_\_, No \_\_\_



### NOTES:

1. Considering the bearings on this plat are based upon WYOMING STATE PLANE COORDINATES, WEST CENTRAL ZONE, NAD83, U.S. Survey feet. The distances are based upon a grid to ground scale factor of 1.0003175737 referenced from control point NGS "HART" with a latitude of 42°50'16.188N and a longitude of 108°43'02.355W and an ellipsoid height of 5337.6 feet.
2. Bearings and distances shown on this plat as per measured.
3. Lots 12, 13, a portion of 14, and a portion of Tract A will be vacated with this plat.

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
Know all men by these presents that the undersigned JAG HILL, LLC, a Wyoming Limited Liability Company, and Lander Spaces, LLC being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:  
That the foregoing PLAT designated as the JAG HILL SUBDIVISION, which is land consisting of Lot 9, Lot 12, Lot 13, a portion of Lot 14, and a portion of Tract A of Block 1 of the Chevy Chase Second Addition Amended to the Town (now city) of Lander and other lands all located within the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 17, T 33 N, R 99 W of the 6th P.M., the City of Lander, Fremont County, Wyoming, and is more particularly described as follows:

Beginning at a point (point no. 1) which bears N02°43'49"E, a distance of 924.59' feet, more or less, from the W<sup>1</sup>/<sub>6</sub> Corner common to said Section 17 and Section 20. Said point being a point on the Southerly right-of-way of Wyoming State Highway 789.  
Thence leaving said highway right-of-way and continuing S54°43'00"W, a distance of 267.70 feet to point no. 2, being on the easterly right-of-way of Bellevue Avenue;  
Thence S67°16'28"W, a distance of 106.30 feet to the southerly corner of said Lot 9 to point no. 3;  
Thence N43°30'00"W, a distance of 128.40 feet along the westerly line of said Lot 9 to point no. 4;  
Thence N47°01'05"E, a distance of 32.27 feet along the northern line of said Lot 9;  
Thence N54°06'49"E, a distance of 82.41 feet to the southwesterly corner of said Lot 12 to point no. 6  
Thence along the Easterly right-of-way for Chase Drive N04°06'40"E a distance of 176.57 feet to a tangential curve to the right to point no. 7;  
Thence along said curve with an arc length of 80.52 feet, radius of 101.43 feet, chord bearing of N26°51'08"E, a distance of 78.42 feet to point no. 8;  
Thence N49°49'04"E, a distance of 64.98 feet, more or less to the intersection of the Chase Drive right-of-way and the Wyoming State Highway 789 right-of-way to point no. 9;  
Thence along said Highway right-of-way S46°03'30"E, a distance of 245.46 feet to point no. 10;  
Thence S00°02'00"W, a distance of 7.55 feet along the said Southerly boundary of Highway 789 to point no. 11;  
Thence S88°35'00"W, a distance of 15.31 feet along the said Southerly boundary of Highway 789 to point no. 12;  
Thence S35°16'00"E, a distance of 26.48 feet along the said Southerly boundary of Highway 789 to point no. 13 being the beginning of a tangential curve to the right;  
Thence along said curve along an arc length of 68.8 feet, radius of 2864.79 feet, chord bearing of S35°43'56"E and distance of 68.80 feet, more or less to the point of beginning of this description.

Said JAG HILL SUBDIVISION contains 74,586 sq. feet, (1.71 ACRES) more or less, and 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 owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements, and

That the undersigned owner(s) of the land shown and described on this plat does (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.

EXECUTED this \_\_\_ day of \_\_\_ 2023.

BY: Paul J. Guschewsky (President)

BY: Carrie Lee Guschewsky (Secretary)

STATE OF WYOMING }  
COUNTY OF FREMONT }

Subscribed and sworn to me before this \_\_\_ day of \_\_\_, 2023 by Paul J. Guschewsky (President) and Carrie Lee Guschewsky (Secretary).

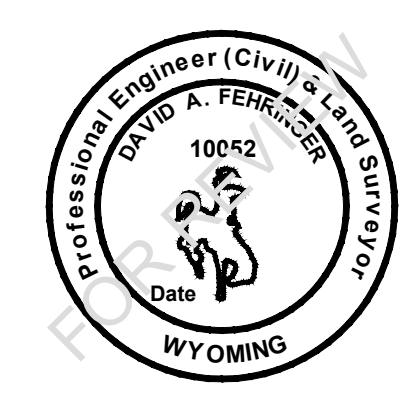
Witness my hand and official seal

Notary Public \_\_\_\_\_

My Commission expires \_\_\_\_\_

### CERTIFICATE OF SURVEYOR

I, DAVID A. FEHRINGER, OF LANDER, WYOMING DO HEREBY CERTIFY THIS PLAT IS A TRUE, COMPLETE, AND CORRECT REPRESENTATION OF JAG HILL SUBDIVISION TO THE CITY OF LANDER; THAT THE SAME WAS PREPARED FROM RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION SEPTEMBER 2023, AND IS, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.







# THE CITY OF LANDER

240 LINCOLN STREET, LANDER, WY 82520

TELEPHONE 307-332-2870

OFFICE OF  
PLANNING COMMISSION

October 4, 2023

RE: S 23.07 JAG Hill Subdivision and Partial Vacation of Chevy Chase 2<sup>nd</sup> Addition Amended, Guschewsky

City Staff have reviewed the subject minor plat with the following comments.

- The Partial Vacation needs to be clearly titled as determined by the County Clerk’s Office in order to have a future searchable record. See attached sheet.
- Information must be filled in on a rezoning request application for 300 Del Street to make a formal request to rezone from R-1 to C. The rezoning fee is waived as it is included as part of the final plat request. See attached form.
- A warranty deed or clear title must be submitted for 300 Del Street. The deeds for the other lots are on file with the original application.
- A Consent of Mortgagor must be obtained from any mortgage holders on the property(ies). See attached.
- All identified typographical and grammar corrections are made.
- The plat will not be filed unless a clear shared parking agreement exists for the single purpose of meeting the parking requirements for all commercial uses of the complex that meets the requirements of the IBC and as designated by the building department.

City Staff recommends approval of minor plat S 23.07 with the contingencies listed above.

Existing and future building permits may be issued at the sole discretion of the Building Department and are not the responsibility of the planning commission.

4-9-4.3P - Building permits shall not be issued until all public improvements have been installed, approved by the City Engineer/Public Works Director and accepted by the City Council. However, the developer may appeal to the City Administration to allow the issuance of building permits only if the developer can demonstrate that he is proceeding in good faith and has, at a minimum, installed sewer and water lines as well as has a suitable temporary street surface as determined by the City Engineer/Public Works Director. Certificates of occupancy shall not be issued until all public improvements have been installed, approved by the City Engineer/Public Works Director.

At the request of the Owner, City Administration has determined that the developer is acting in good faith and that a building permit for 535 E Main can be issued if the Planning Commission recommends plat approval to City Council during their October 5<sup>th</sup> meeting. The Owner is hereby notified that in obtaining said building permit they are proceeding with construction at their own risk and prior to the formal City Council final plat approval, which is scheduled for the October 24<sup>th</sup> Council meeting. In accordance with Section 4-9-4.3 P., the Certificate of Occupancy shall not be issued until all improvements have been inspected and approved by the Building Department.

- Lance Hopkin
- Hunter Roseberry
- Dustin Springston
- RaJean Strube Fossen



**CITY OF LANDER  
ZONING AMENDMENT/REZONING REQUEST – TITLE 4-6  
INSTRUCTIONS AND APPLICATION  
NON-REFUNDABLE FEE \$500.00**

*RSF*

A Zoning amendment/rezoning request 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/>

1. The following are the procedures required for a zoning amendment/rezoning application:
  - a. Review the request with the City Planning Staff. Application forms are available on the City Website [www.landerwyoming.org](http://www.landerwyoming.org) on the homepage under the "Documents and Forms" tab.
  - b. The City ordinance 4-8 states the rules for Zoning amendments. There are only two reasons for rezoning property: 1) to correct an obvious error or oversight in the regulations; or 2) to recognize the promotion of the public health, safety and general welfare. The City Zoning code can be found on the City website at this link [Title 4 Zoning Code](#).
  - c. Prior to the City Council's public hearing, the Board of Adjustment (BOA) reviews the request and render's a recommendation to the Council. The Board of Adjustment meets the First Thursday of the month. Our office requires submission of all completed material at least twenty-one (21) days prior to the meeting date. There will be no exceptions from the twenty-one (21) day filing deadline date. The petitioner and/or a designated representative must be present at the Board of Adjustment meeting to give testimony and answer questions regarding the request.
2. If approved and recommended for a zoning amendment by the Board of Adjustments, the City Council, by ordinance, must have three readings on any rezoning request. Thus, the public hearing is also the first reading with two others following only if the request receives an affirmative vote.
3. The petitioner and/or a designated representative must be present at the public hearing and City Council meeting to give testimony and answer questions regarding the request.
4. 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 and a letter describing your request will be mailed to all residents within 400' of the property under application.
5. 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.

Zoning amendment Case number: \_\_\_\_\_

Your BOA meeting will be held: \_\_\_\_\_

Return forms by: \_\_\_\_\_



CITY OF LANDER
ZONING AMENDMENT/REZONING REQUEST – TITLE 4-6
INSTRUCTIONS AND APPLICATION
NON-REFUNDABLE FEE \$500.00

For Office use only:
Date Received \_\_\_\_\_ Date Fee Paid \_\_\_\_\_ BOA Hearing Date Oct 5, 2023
Existing zone designation R-1 Applicable Section of zoning code C
Handwritten notes: Waived as part of subdivision Plat S23.07

Name of Applicant \_\_\_\_\_ Email \_\_\_\_\_
Address \_\_\_\_\_ Phone \_\_\_\_\_

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)
300 Del Street

Present Zoning District of Property R-1 Current zoning use of the property C

Proposed Zoning District C Proposed zoning use of property C

Will this zoning (check one):
\_\_\_ correct an obvious error or oversight in the regulations.
\_\_\_ recognize the promotion of the public health, safety and general welfare.

Describe the Proposed use of property and why a zoning request is needed.
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

Describe why the zoning amendment will NOT have an adverse effect on the surrounding properties and is in keeping with the existing uses of the neighborhood
\_\_\_\_\_
\_\_\_\_\_
\_\_\_\_\_

\_\_\_ Attached is a plot plan or drawing of all lots and buildings that request a zoning amendment showing the adjacent properties and their existing zoning designation.

Signature of applicant \_\_\_\_\_ Date \_\_\_\_\_





Title from County Clerk

Section 5, Item A.

**JAG HILL SUBDIVISION**  
A Subdivision within the City Limits of Lander, Wyoming  
Located in the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 17, T33N, R99W,  
6TH PM Fremont County, WY



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**  
Know all men by these presents that the undersigned JAG HILL Liability Company and Lander Spaces, LLC being the owners, proprietors or parties of record in the land shown on this plat, do hereby certify that the foregoing PLA designated as the JAG HILL SUBDIVISION, which is and consists of Lot 9, Lot 12, Lot 13, a portion of Lot 14, and a portion of Tract A of Block 1 of the Chevy Chase Second Addition Amended to the Town (now city) of Lander and other lands all located within the SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of Section 17, T 33 N, R 99 W of the 66<sup>th</sup> 1<sup>st</sup> 1<sup>st</sup> of the City of Lander, Fremont County, Wyoming, and a more particularly described as follows:  
Beginning at a point (point no. 1) which bears N02°43'46" E, a distance of 624.59 feet more or less, from the W<sup>1</sup>/<sub>2</sub> Corner common to said Section 17 and Section 20, said point being a portion of the southerly right-of-way of Wyoming State Highway 759.  
Thence bearing east Highway right-of-way and continuing S04°45'00" W, a distance of 267.73 feet to point no. 2, being on the easterly right-of-way of Bellevue Avenue.  
Thence S67°16'28" W, a distance of 108.30 feet to the southerly corner of said Lot 9 to point no. 3.  
Thence N43°30'00" W, a distance of 126.40 feet along the westerly line of said Lot 9 to point no. 4.  
Thence S44°10'19" E, a distance of 12.27 feet along the northern line of said Lot 9.  
Thence N5°06'49" E, a distance of 82.41 feet to the southeasterly corner of said Lot 12 to point no. 5.  
Thence along the easterly right-of-way for Chase Drive (N04°56'46" E), a distance of 118.67 feet to a tangential curve to the right to point no. 7.  
Thence along said curve with an arc length of 81.02 feet, radius of 101.43 feet, chord bearing of N28°51'08" E, a distance of 78.42 feet to point no. 8.  
Thence N44°49'04" E, a distance of 84.88 feet, more or less to the intersection of the Chase Drive right-of-way and the Wyoming State Highway 758 right-of-way to point no. 9.  
Thence along said Highway right-of-way S48°03'30" E, a distance of 249.48 feet to point no. 10.  
Thence S00°02'00" W, a distance of 1.26 feet along the said southerly boundary of Highway 758 to point no. 11.  
Thence S02°23'00" W, a distance of 15.21 feet along the said southerly boundary of Highway 758 to point no. 12.  
Thence S35°18'00" E, a distance of 26.48 feet along the said southerly boundary of Highway 758 to point no. 13 being the beginning of a tangential curve to the right.  
Thence along said curve along an arc length of 81.0 feet, radius of 101.43 feet, chord bearing of S30°43'58" E, and distance of 88.80 feet, more or less to the point of beginning of the description.  
Said JAG HILL SUBDIVISION contains 74,566 sq. feet, (1.71 ACRES) more or less and that this subdivision, as it is described and as it appears on this plat, is made with the free

**JAG HILL SUBDIVISION**  
**(REPLAT OF CHEVY CHASE SECOND ADDISION LOTS 9,12,13, PRTN 14, FR TRACT A,**  
**LOTS 15 & 16 TOWN (NOW CITY) OF LANDER AND A TRACT OF LAND IN THE**  
**SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> SECTION 17 TOWNSHIP 33N RANGE 99W (PORTION NOW VACATED**  
**BUENA VISTA PARK)**  
**LOCATED IN**  
**SW<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> S 17 T33N R99W 6<sup>TH</sup> PM FREMONT COUNTY WY**

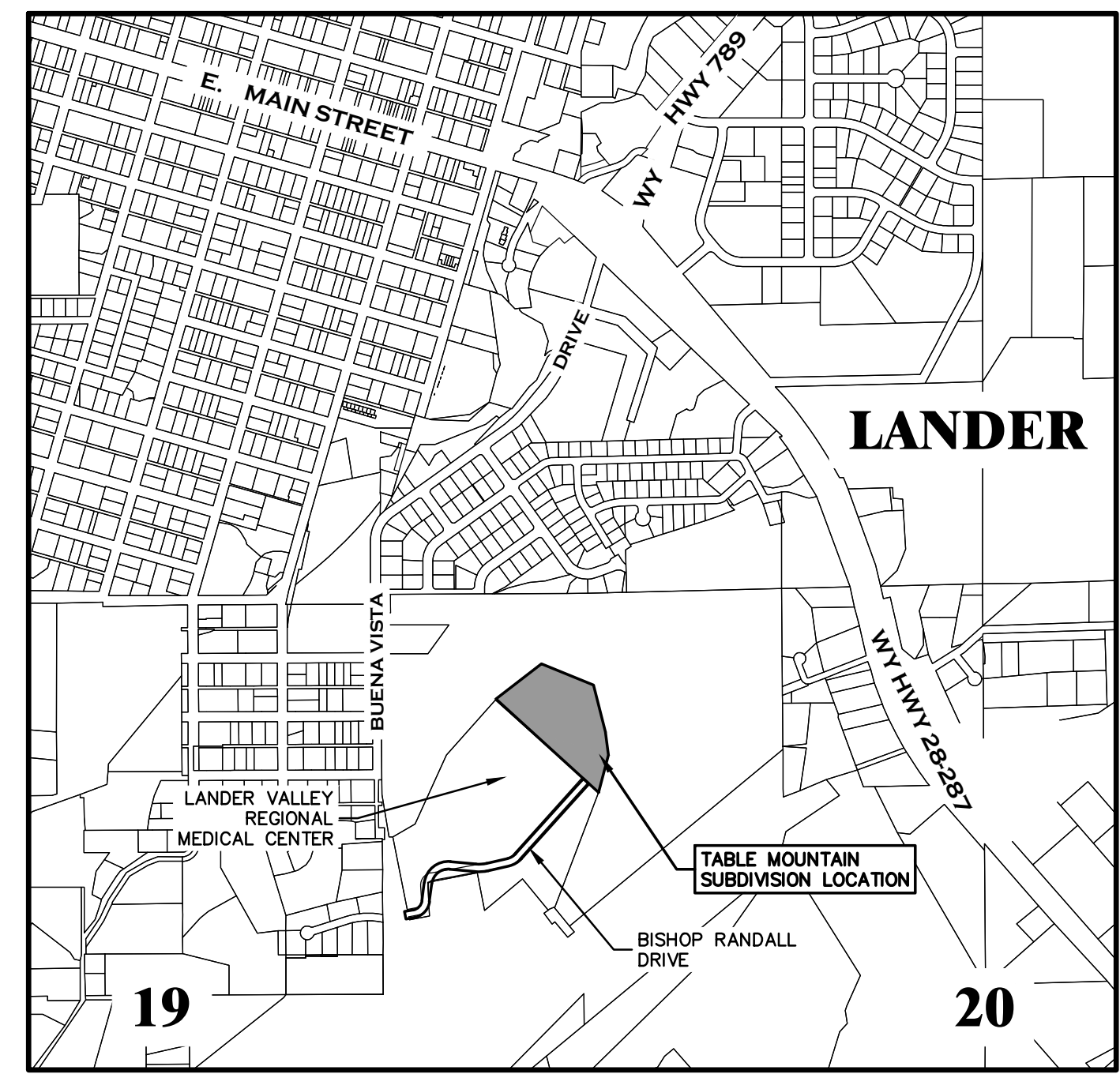
vj-fossen@lander.wyoming.org



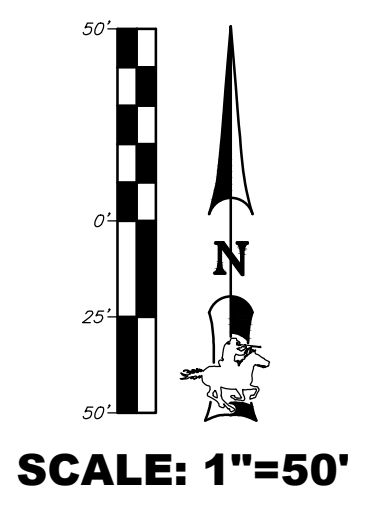
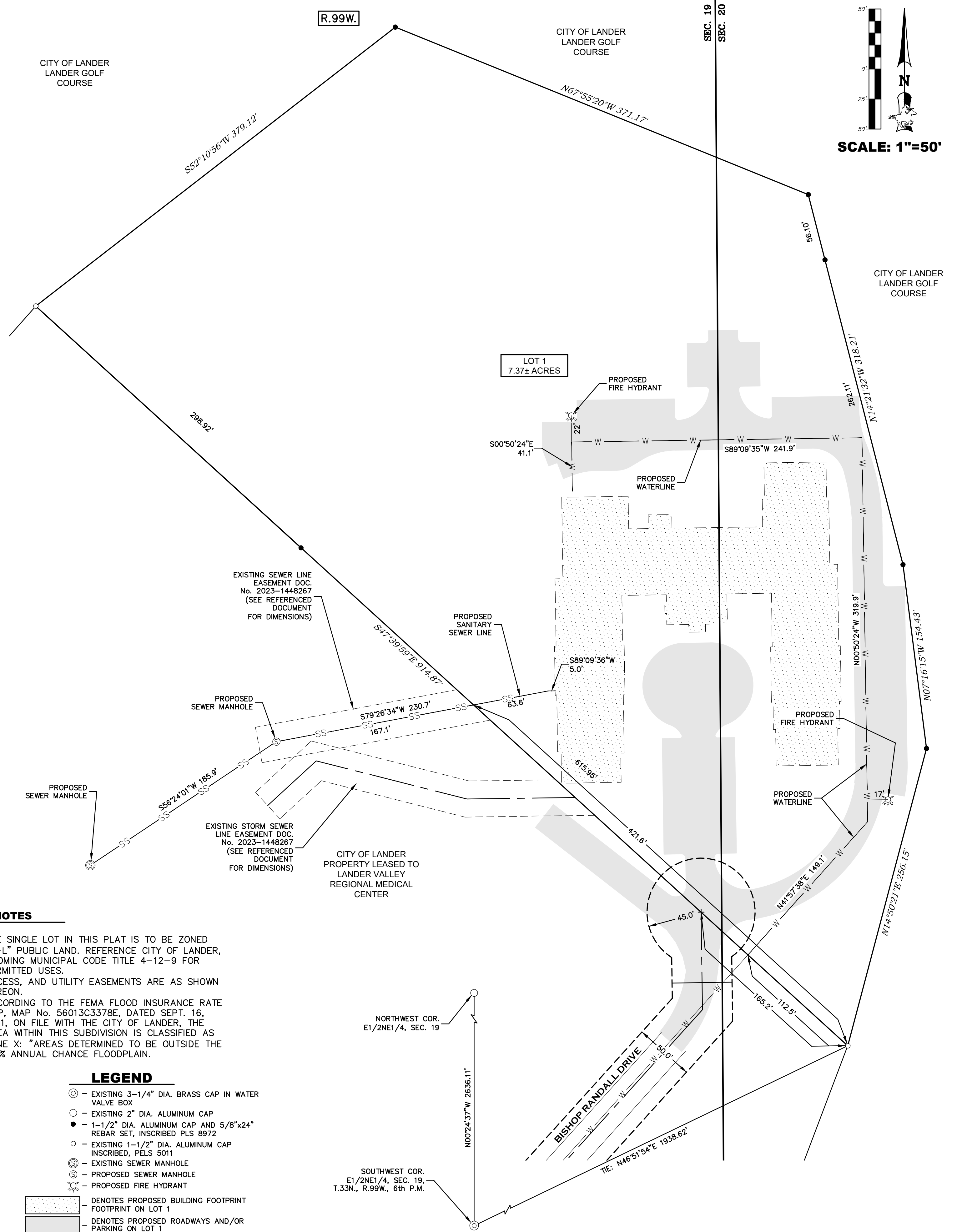


PLAT OF  
TABLE MOUNTAIN SUBDIVISION

CERTIFICATE AND DEDICATION OF TITLE



LOCATION MAP  
SCALE: 1"=1000'



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\"/>

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 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.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Monte Richardson, Mayor, City of Lander, Wyoming

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

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 }  
COUNTY OF FREMONT } S.S.

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, 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 it correctly shows the location and dimensions of the lots, 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

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

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" 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

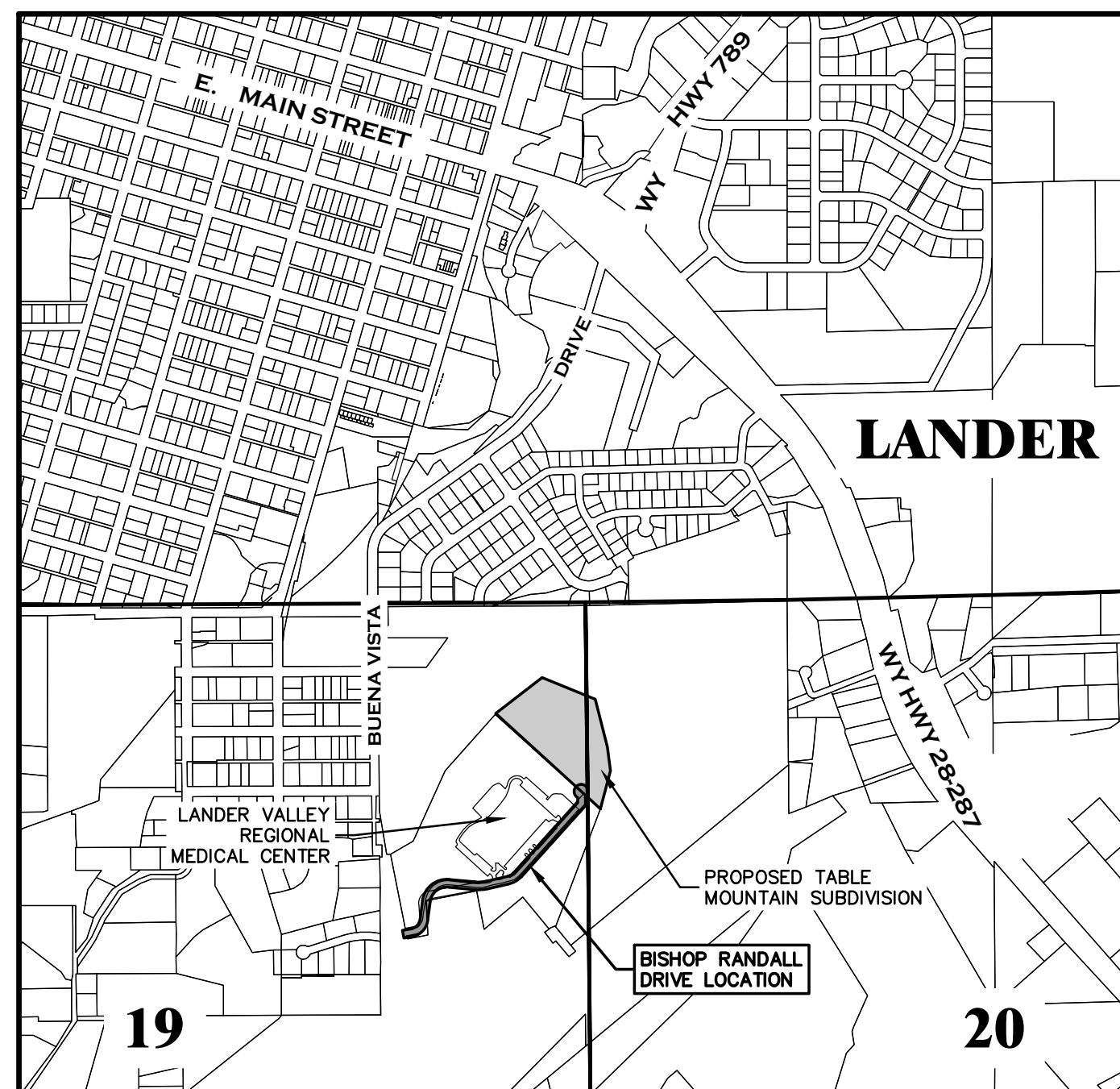
NOTES

- 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

PLAT OF  
EXTENSION AND RE-DEDICATION OF BISHOP RANDALL DRIVE



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.

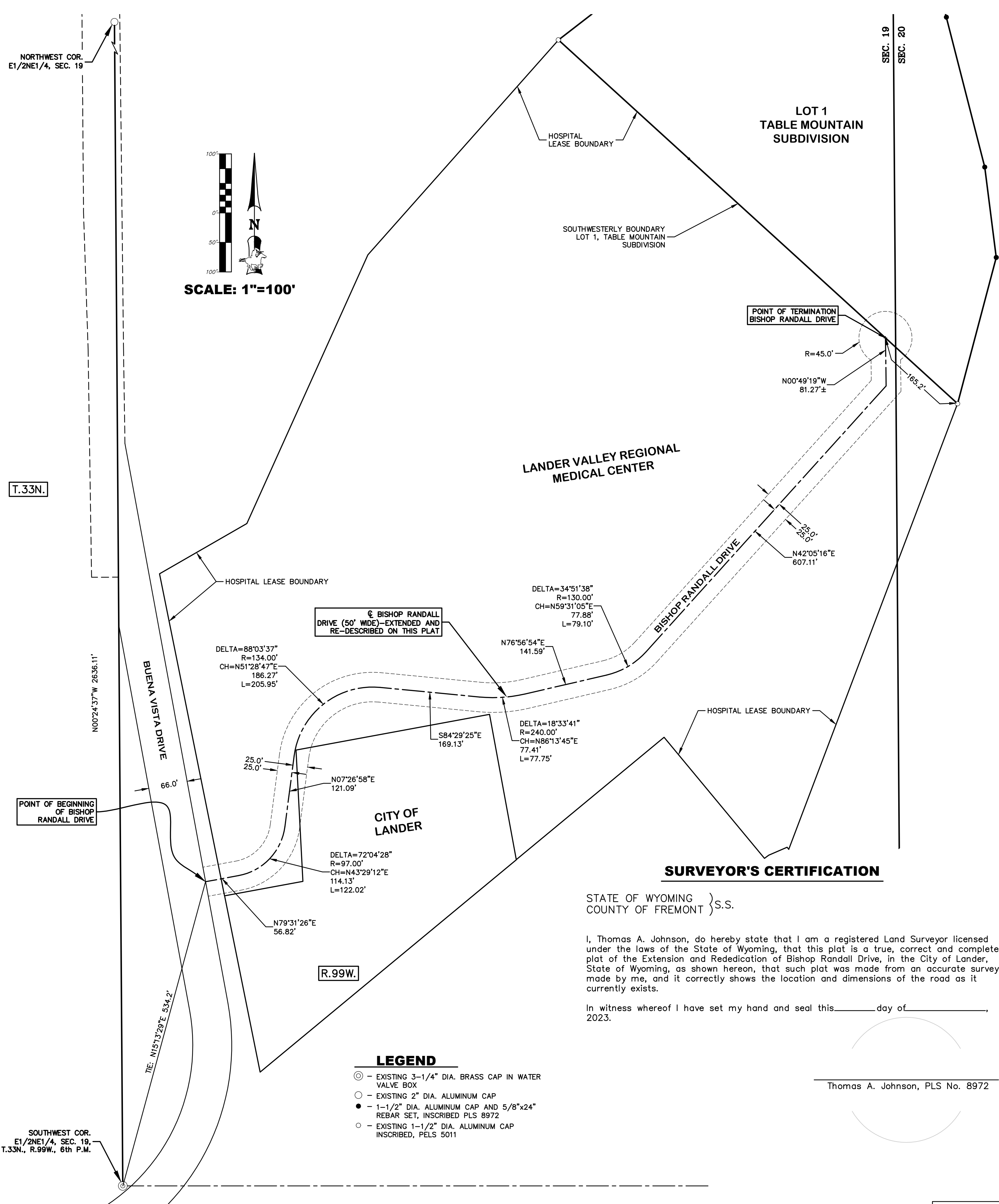
Monte Richardson, Mayor Rachelle Fontaine, City Clerk

CLERK AND RECORDER'S CERTIFICATE

This plat of "Extension and Re-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



SCALE: 1"=100'

SURVEYOR'S CERTIFICATION

STATE OF WYOMING )  
COUNTY OF FREMONT ) S.S.

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 Extension and Rededication of Bishop Randall Drive, in the City of Lander, State of Wyoming, as shown hereon, that such plat was made from an accurate survey made by me, and it correctly shows the location and dimensions of the road as it currently exists.

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

Thomas A. Johnson, PLS No. 8972

- 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

CERTIFICATE AND DEDICATION OF TITLE

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 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 re-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 northwesterly, 122.02 feet to a point of tangency, said curve having a radius of 97.00 feet, a central angle of 72'04"28", and a chord which bears N43'29'12"E 114.13 feet; thence N07'26'58"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 N59'31'05"E 77.88 feet; thence N42'05'16"E 607.11 feet; thence N00'49'19"W 81.27 feet to the point of termination of this right-of-way centerline description and the center point of a circular right-of-way, or cul-de-sac, being 90.0 feet in diameter and serving to terminate this public right-of-way as provided for under the City of Lander subdivision regulations, right-of-way sidelines to begin and terminate at the legal right-of-way of Buena Vista Drive.

Be it also known that although Bishop Randall Drive was described and dedicated in 2001, the as-constructed alignment of said road is not within that previously described alignment. Therefore, the City of Lander desires to dedicate said drive in the correct location, and extend, and re-describe said drive to provide access to the subject property of the Table Mountain Subdivision.

The City of Lander, being the owner of the land shown and described hereon does hereby certify that the foregoing plat designated as "Extension and Re-dedication of Bishop Randall Drive" is accurately described hereon. That this Re-dedication, 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 roadway.

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 )  
COUNTY OF FREMONT ) S.S.

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

Notary Public

My commission expires \_\_\_\_\_

PLAT OF  
EXTENSION AND RE-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

#### **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

P. Annual Registration Requirement - To enable the City of Lander to insure safety requirements of commercial communication towers and antennas with the City limits, on an annual basis, no later than June 30 each year, the owner/operator

shall submit documentation to the City Clerk's office providing:

1. Certification in writing that the commercial communication tower/antenna conforms to the requirements of the Uniform Structure Code and all other construction standards set for by the City Code, federal and state law by filing a sworn and certified statement by an engineer, certified in Wyoming, to that effect. The commercial communication tower/antenna owner/operator may be required by the City to submit more frequent certification should there be reason to believe that the structural and electrical integrity of the tower/antenna is jeopardized. The City reserves the right upon reasonable notice to the owner/operator of the tower/antenna to conduct inspections for the purpose of determining whether the tower/antenna facility complies with the City of Lander adopted structure and safety codes and all other construction standards provided by local, state and federal laws.
2. The name, address, email, and telephone number of any new owner, if there has been a change of ownership of the tower and or any individual/ antenna.
3. The name, address, email, and telephone number of the operator.

HISTORY

Amended by Ord. 1031 on 10/24/2000

Amended by Ord. 1098 on 5/10/2005

Amended by Ord. 1152 on 1/13/2009

**4-12-14-12-2      4-19 District Regulations - Agricultural District (A)**

~~A. Intent. This district is intended to provide for a compatible mixture of single family residential dwellings and agricultural uses at a density slightly lower than that for single family districts alone, plus accessory public and semi-public uses offering services to the surrounding areas. This zone encourages animal husbandry, agriculture, viniculture, horticulture, aquaculture and family or small commercial farming. Such areas will by nature be on the outer fringes of the City.~~

**B.A.** Permitted Uses. The following uses may be operated as permitted uses in the district:

1. single family detached dwellings;
2. manufactured homes;
3. agricultural (shall include horticultural uses, nurseries and the production of crops and livestock).

**C.B.** Permitted Accessory Uses: Any use which complies with all of the following conditions may be operated as an accessory use:

1. is clearly incidental and customary to and commonly associated with the

- operation of the permitted use;
- 2. is operated and maintained under the same ownership and on the same lot as the permitted use;
- 3. does not include structures or structural features inconsistent with the permitted use;
- 4. to include one secondary residential unit;
- 5. if operated wholly or partly within a structure containing the permitted use, the gross floor area utilized by the accessory use shall not exceed 30% of the gross floor area of the permitted use;

D.C. Minimum area of lot: 1 acre.

E.D. Minimum width of lot: 100 feet.

F.E. Minimum setback requirements for structures:

- 1. front yard: 33 feet;
- 2. side yard: 12 feet;
- 3. rear yard: 20 feet;
- 4. side yard on flanking street or corner lot: 28 feet;
- 5. ~~When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of that residential district shall be required.~~

F. Maximum Number of single family or manufactured homes per lot: ~~one~~ two per lot.

G. Maximum number of agricultural structures ~~or accessory structures~~: three per acre.

H. Maximum Height of Structures: ~~30~~ 40 feet.

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HISTORY  
Amended by Ord. 1152 on 1/13/2009

**4-12-24-12-3 District Regulations - Single Family Residential District (R-1)**

~~A. Intent. This district is intended to be applied to lands which are suitable for low density residential development within the existing community. The district also allows uses which are compatible with, and provide support to a low density residential environment.~~

B.A. Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. single family detached dwellings;



- 2. churches;
- 3. public or private grade schools;
- 4. public park, playground or other public recreational facilities.

**G.B.** Conditional Use:

- 1. Childcare;
- 2. Foster care
- ~~2-3.~~ home business. ~~(Section 4-12-3(C) amended by Ordinance 855, effective 4-23-91.)~~
- ~~3-4.~~ bed and breakfast/short-term rental
- 4-5. mortuary/crematory
- 5-6. related uses of similar type as approved by the Board of Adjustment.

**D.C.** Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

**E.D.** Minimum Area of Lot: 7,500 square feet.

**F.E.** Minimum Width of Lot: 50 feet at front setback line.

**G.F.** Minimum Setback Requirement for ~~Principle~~Principal Structures:

- 1. front yard: ~~33-28~~ feet;
- 2. side yard: ~~12-10~~ feet;
- 3. rear yard: ~~20-15~~ feet or 20% of lot depth, whichever is smaller;
- 4. side yard flanking street on corner lot : 28 feet;
- 5. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch, or deck structure. That portion of the ~~porch or deck~~permitted structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.

**G.** Maximum Number of Structures Containing Permitted Use Per Lot: one per lot.

**H.** Maximum Number of Accessory Structures: two per lot

**I.** Maximum Height of Principle Structure: ~~30-45~~ feet.

**J.** ~~Maximum Lot Coverage: 40%.~~

HISTORY

Amended by Ord. 1152 on 1/13/2009  
Amended by Ord. 1198 on 10/27/2015  
Amended by Ord. 1236 on 11/10/2020

**4-12-34-12-4 District Regulations - Single And Multi-Family Low Density Residential District (R-2)**

~~A. Intent. This district is intended to provide for a compatible mixture of single and two family dwellings at a density slightly higher than that for single family districts alone, plus the accessory public and semi-public uses offering services to the surrounding area.~~

~~B.A. Permitted Uses. The following uses may be operated as permitted uses in the district:~~

1. single family detached dwellings;
- ~~2. two family dwellings;~~
- ~~3. 2. multi-family dwellings, up to four units;~~
- ~~4. 3. churches;~~
- ~~5. 4. private or public elementary and secondary schools;~~
- ~~6. 5. public park, playground and other public recreational facilities.~~

~~C.B. Conditional Uses:~~

1. Childcare;
2. Foster care;
3. home business;
4. bed and breakfast/short term rental;
5. mortuary/crematory
6. related uses of a similar type as approved by the Board of Adjustment

~~D.C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.~~

~~E.D. Minimum Area of Lot, 3,750 square feet.~~

- ~~1. The lot on which there is erected a detached single family dwelling, childcare facility, foster home, or group foster home shall contain an area of not less than 3,750 square feet.~~
- ~~2. The lot on which there is erected a two-family or multi-family dwelling shall contain an area of not less than 1,875 square feet per dwelling unit and no less than 3,750 square feet in total.~~
- ~~3. The lot on which there is erected any other permitted use in the district shall contain an area of not less than 3,750 square feet.~~

E. Minimum Width of Lot:

- 1. ~~Rectangular lots: 40~~50 feet at front setback line.
- 2. ~~NEEDS WORK - Flag lots: 20 feet at the street frontage for driveway access and 20 feet at the front yard setback to the vertical plane of the front door of the structure.~~
- 3. ~~Pie-shaped lots and other nontraditional lots: 40 feet at front setback line.~~
- 4.

F. Minimum Setback Requirements for ~~Principle~~Principal Structures:

- 1. front yard: ~~28~~23 feet;
- 2. side yard: ~~10-10~~ feet; except that there shall be no side yard ~~set back~~setback for the common wall side yard of a ~~two-family dwelling, where each living unit, and 1/2 the land upon which the two-family dwelling is located, are sold separately, provided that the following criteria are met on each family dwelling multi-plex as long as:~~
  - a. all provisions of the ~~Uniform Structure Code and Uniform Fire Code current version of the City adopted building and fire codes~~ are complied with, including but not limited to, an appropriate fire wall; and
  - b. ~~where units are to be sold separately and ownership of the land is deeded separately~~ each family dwelling unit ~~is shall be~~ served by a separate water, ~~and sewer line and all utilities where there is no homeowners association.~~
  - b.c. ~~where units are to be sold separately without ownership of the land, separate utilities are optional with proof of how the utility billing will be handled in a Homeowners association recorded document.~~

3. ~~G.~~ rear yard:

- a. ~~adjacent to an alley:~~
  - (1) ~~20-5~~ feet ~~where there are no existing or planned utilities easements required~~
  - (2) ~~10~~ feet ~~where there exists or are planned future utility easements required~~
- c.b. ~~with no alley 15 feet~~ or 20% of lot depth, whichever is smaller;

~~3-4.~~ ~~H.~~ side yard on flanking street on corner lot: 23 feet;

~~4-5.~~ encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered ~~carport,~~ porch, or deck structure. That portion of the ~~porch or deck permitted~~ structure within the setback area shall not be enclosed and in no case shall it be allowed beyond the property line.

G. ~~I.~~ Maximum Number of Structures Containing Permitted Use Per Lot: ~~one-two~~ per lot.

H. ~~J.~~ Maximum Height of ~~Principle-Residential~~ Structures: ~~30-45~~ feet.

~~I. Maximum Lot Coverage:~~

~~1. detached single family dwellings, childcare, foster care: 40%.~~

~~2. two-family dwellings, multi-family dwellings, and other permitted uses in the district: 50%.~~

HISTORY

Amended by Ord. [1023](#) on 3/14/2000

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

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

Amended by Ord. [1236](#) on 11/10/2020

**4-12-44-12-5 District Regulations - Single And Multi-Family High Density and Manufactured Home Residential District (R-3)**

~~A. Intent. This district is intended to provide for a compatible mixture of single on up to four family dwellings at a density slightly higher than that for single family~~

~~districts alone, plus the accessory public and semi-public uses offering services to the surrounding area.~~

~~B.A.~~ Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. single family detached dwellings;
- ~~2. two-family dwellings;~~
- ~~3.2.~~ multi-family dwellings (up to ~~four-eight~~ units);
- ~~4.3.~~ single manufactured homes on privately owned lots;
- ~~5.4.~~ manufactured home parks: must meet all zoning requirement listed herein and the layout requirements of City Code section 4-9-9-D, and the current version of the adopted International Building Codes. Minimum Area: For the first two (2) manufactured homes there shall be provided an area not less than seven thousand five hundred (7,500) square feet. For each manufactured home after the first two, there shall be provided an area not less than three thousand seven hundred fifth (3,750) additional square feet per manufactured home.
- ~~6.5.~~ churches;
- ~~7.6.~~ public or private elementary and secondary schools;
- ~~8.7.~~ public parks, playground and other public recreational facilities.

~~C.B.~~ Conditional Uses:

- 1. Childcare;
- 2. Foster care;
- 3. recreational vehicle and campground district; (See district regulations 4-13-1)
- 4. home business;
- 5. bed and breakfast/ short-term rental
- 6. mortuary/crematory
- 7. related uses of a similar type as approved by the Board of Adjustment.

~~D.C.~~ Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

~~E.D.~~ Minimum Area of Lot: 3,750 square feet

~~F. (i) The lot on which there is erected a detached single family dwelling, manufactured home or other permitted use of the district shall contain an area not less than 3,750 square feet. (ii) The lot on which there is erected a two-family~~



dwelling shall contain an area not less than 3,750 square feet.  
(iii) The lot on which there is erected a multi-family dwelling shall contain an area not less than 1,250 square feet per dwelling unit and no less than 3,750 square feet in total

E. Minimum Width of Lot:

1. Rectangular lots: 40 feet at front setback line.
2. ~~NEEDS WORK~~ Flag lots: 20 feet at the street frontage for driveway access and 20 feet at the front yard setback to the vertical plane of the front door of the structure.
3. Pie-shaped lots and other nontraditional lots: 40 feet at front setback line.
4. detached single family dwelling;
  1. detached single family dwelling;
  2. manufactured homes, multi-family dwellings: 50 feet at front setback line.

G.E. F. Minimum Setback Requirements for PrinciplePrincipal Structures:

1. front yard: 20-15 feet;
2. side yard:

a. side yard:

- (1) 5 feet unless there are existing utilities or platted utilities or drainage easements.
- (2) 10' if there are existing utilities or platted utility or drainage easement
- (3) except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:
  - all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and
  - where units are to be sold and deeded separately each family dwelling unit shall be served by a separate water and sewer line.

a. Single-family dwelling: 10 feet

b. Multi-family dwelling: 10 feet, except that there shall be no side yard set back for the common wall of a two-family dwelling, where each living unit, and 1/2 the land upon which the two-family dwelling is located, are sold separately, provided that the following criteria are met on each family dwelling:

- (1) all provisions of the International Residential Code and International Fire Code are complied with, including but not limited to, an appropriate fire wall; and
- (2) each family dwelling unit is served by a separate water

~~and sewer line.~~

3. spacing for the interior of a manufactured home park: 15 feet spacing between all sides of the interior dwelling units that are not otherwise required to meet the setback from the front, side, or rear lot line.

- (1) all provisions of the currently adopted International Residential Code Appendix E is complied with, and
- (2) each family dwelling unit ~~is in a manufactured home park~~ shall be served by a separate water and sewer service line.

4. F. rear yard:

a. adjacent to an alley:

- (1) 5 feet where there are no existing or planned utilities easements required
- (2) 10 feet where there exists or are planned future utility easements required

b. with no alley: 15 feet or 20% of lot depth, whichever is smaller;

c. excepting a manufactured home park where the rear setback is 15 feet.

~~a. 20 feet or 20% of lot depth whichever is smaller;~~

2. G. side yard on flanking street or corner lot: ~~23-15~~ 15 feet;

3. 1. encroachment into the front yard setback and any side yard flanking street setbacks to within 18 feet of the curb line is permitted for use of a covered or uncovered carport, porch or deck structure. That portion of the ~~porch or deck~~ permitted structure within the setback area shall not be enclosed and in no case

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shall it be allowed beyond the property line.

~~B. H.~~ Maximum Number of Structures Containing Permitted Uses Per Lot: ~~two~~  
~~three~~ per lot excepting approved layouts for manufactured home parks.

~~B-C. I.~~ Maximum Number of Accessory Structures: ~~3~~ per lot excepting approved layouts for manufactured home parks

~~C-D. J.~~ Maximum Height of Principle Structures: ~~30-45~~ feet.

**D. Maximum Lot Coverage:**

~~1. detached single family dwellings, manufactured homes: 40%.~~

~~2. multi-family dwellings, all other permitted uses in District: 50%.~~

HISTORY

Amended by Ord. 1023 on 3/14/2000

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

Amended by Ord. 1236 on 11/10/2020

Amended by Ord. 2022-1 on 7/12/2022

**4-12-2 District Regulations - Multi-Family Maximum Density Residential District (R-5)**

~~A. Intent. This district is intended to provide for a compatible mixture of single and multi-family dwellings at a density higher than that for single and two family districts alone, plus the accessory public and semi-private uses offering services to the surrounding area.~~

~~B.A.~~ Permitted Uses. The following uses may be operated as permitted uses in the district:

1. single family detached dwellings;
2. ~~two-family dwellings;~~
3. multi-family dwellings, up to twelve units;
4. churches;
5. public or private elementary or secondary schools;
6. public park, playground and other public recreational facilities;
7. office space for a single user;
8. family day care home;
9. professional structures;

~~C.B.~~ Conditional Uses:

1. Childcare;
2. Foster care;



3. Clinics, assisted living, and nursing homes;
4. motels;
5. related uses of a similar type as approved by the Board of Adjustment;
6. recreational vehicle and campground district; (see district regulations 4-1314-1.)
7. home business.
8. bed and breakfast/short-term rental;
9. restaurant;
10. civic or community center;
11. mortuary/crematory

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D.C. Restrictions on use - Uses shall be subject to the following restrictions and limitations to preserve and enhance desirable neighborhood qualities:

1. Multiple Uses. Any number of permitted uses may be allowed on a single lot/development pad provided the specific use of some lots/development pads or structures may be limited based on access, parking limitations, or potential impacts to adjacent residential uses.
2. Storage Uses. Storage shall be limited to accessory storage of commodities sold at retail on the premises. All storage shall be completely enclosed within a structure unless otherwise approved by the planning commission. No commercial storage facility will be allowed.
3. Walls/Fences Between differing Use Districts. A six-foot-high solid wall/fence/screening or other approved buffer shall be constructed and maintained on all property lines which abut a residential use or zone district unless the property is separated from the residential use or zone district by a public road or alley. Walls or fences may be required to be set back from streets and alleys so as not to obstruct views.
4. Hours of Operation. No business shall be open to the public between the hours of ten p.m. and seven a.m. without a conditional use permit.
5. Uses in Structures. All uses shall be operated primarily within an enclosed structure. Limited seasonal outdoor displays and sales may be permitted if approved in the site plan review or by the Planning Commission.
6. Loading Areas Screened. All loading areas shall be screened from public view or from view from any adjacent residential use or zone district by a maintained wall or screened fence not to exceed ten feet in height.

~~E.D.~~ Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to permitted use.

~~F.E.~~ Minimum Area of Lot: 3,750 square feet.

- ~~1. The lot on which there is erected a detached single family dwelling, manufactured home or other permitted use of the district shall contain an area not less than 3,750 square feet.~~
- ~~2. The lot on which there is erected a two-family dwelling shall contain an area not less than 3,750 square feet.~~
- ~~3. The lot on which there is erected a multi-family dwelling shall contain an area not less than 1,250 square feet per dwelling unit and not less than 3,750 square feet in total.~~

~~G.F.~~ Minimum Width of Lot: 50 40 feet from front setback line. FLAG AND PIE SHAPED LOTS

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~~H.G.~~ Minimum Setback Requirements for PrinciplePrincipal Structures:

- ~~1. front yard: shall be 12 feet or within deeded property and shall be no closer than the setback;~~
  - ~~a. side yard: 5 feet;~~
    - ~~(1) 5 feet unless there are existing utilities or platted utilities or drainage easements.~~
    - ~~(2) 10' if there is an existing utility or platted utility or drainage easement~~
  - ~~b. except that there shall be no side yard setback for the common wall side yard of a multi-plex as long as:~~
    - ~~(1) all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and~~
    - ~~(2) where units are to be sold and deeded separately each family dwelling unit shall be served by a separate water and sewer line.~~
- ~~2. except that there shall be no side yard set back for the common wall side yard of a two-family dwelling, where each living unit, and 1/2 the land upon which the two-family dwelling is located, are sold separately, provided that the following criteria are met on each family dwelling:~~
- ~~3. all provisions of the Uniform Structure Code and Uniform Fire Code are complied with, including but not limited to, an appropriate fire~~

- wall; and
- ~~4. each family dwelling unit is served by a separate water and sewer line.~~
- 2. rear yard: 10 feet or 20% of lot depth, whichever is smaller;
  - a. adjacent to an alley:
    - (1) 5 feet where there are no existing or planned utility easements required
    - (2) 10 feet where there exists or are planned future utility easements required
  - b. with no alley: 15 feet or 20% of lot depth, whichever is smaller;
  - a.c. \_\_\_\_\_
- 5.3. side yard on flanking street on corner lot: shall be 12 feet or within deeded property and shall be no closer than the setback; (City Code Section 4-11-9 must also be met)
- H. Maximum Number of Structures Containing Permitted Use per Lot: two three per lot or as otherwise provided herein.
- I. Maximum number of Accessory Structures: three per lot
- J. Maximum Height of Principle Structures: Three stories, not to exceed 40 45 feet
- K. Maximum Lot Coverage: 60%.

HISTORY

Amended by Ord. 1023 on 3/14/2000  
Amended by Ord. 1152 on 1/13/2009  
Amended by Ord. 1198 on 10/27/2015  
Amended by Ord. 1236 on 11/10/2020

**4-12-3 District Regulations - Single Family, Multi-Family Residential And Medical Services District (R-MED)**

~~A. Intent. This district is intended to provide a compatible mixture of single and multi-family dwellings and general medical services at a density slightly higher than for single family districts alone, plus accessory public and semi-public uses offering services to the surrounding area.~~

**Commented [RSF9]:** Should we delete this designation and make it R-1 because it is surrounded by R-1? Medical clinics only allowed in R-5 but setbacks are currently similar to R-2. LMC and Showboat exist in this zone.

B.A. Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. single family detached dwelling;
- ~~2. two family dwellings;~~
- ~~3.2.~~ multi-family dwellings (up to four units);
- ~~4.3.~~ churches;
- ~~5.4.~~ public or private elementary and secondary schools;
- ~~6.5.~~ public park, playground and other public recreational facilities;
- ~~7.6.~~ Medical offices, clinic, assisted living facility, skilled nursing facility. ~~(Section 4-12-8(B) amended Ordinance 895 effective 4-12-93)~~
- ~~8.7.~~ parking lots.

C.B. Conditional Uses:

- 1. Childcare;
- 2. Foster care;
- ~~3. medical clinics\*;~~
- ~~4.3.~~ hospitals\*;
- ~~5. nursing homes\*;~~
- ~~6.4.~~ offices and office structures;
- ~~7.5.~~ home business.
- ~~8.6.~~ mortuary/crematory

\*If this use encompasses two (2) structures or more on one (1) lot or is housed in one (1) structure having an area of twenty thousand (20,000) square feet or more, it shall only be reviewed by the Planning

Commission through the Development Plan process as outlined under Section 4-11-11 of this ordinance. ~~(Section 4-12-8(C) amended by Ordinance 887 effective 11-30-92)~~

D.C. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

E.D. Minimum Area of Lot. ~~The lot on which there is erected a detached single family dwelling, childcare, foster care, or medical clinics and all other permitted uses shall contain an area of not less than 6,000 square feet. The lot on which there is erected a multi-family dwelling shall contain an area not less than 4,000 square feet for each of the first two units, plus 3,000 square feet for each additional unit. 6000 square feet~~

F.E. Minimum Width of Lot: 50 feet front setback line.

F. Minimum Setback Requirements for Principal Structures:

1. front yard: 23 feet;

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2. side yard: 10 feet; except that there shall be no side yard setback for the common wall side yard of a multi-family or multi-office-plex as long as:

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a. all provisions of the current version of the City adopted building and fire codes are complied with, including but not limited to, an appropriate fire wall; and

b. where units are to be sold separately and ownership of the land is deeded separately each family dwelling unit shall be served by a separate water, sewer and all utilities where there is no homeowners association.

c. where units are to be sold separately without ownership of the land, separate utilities are optional with proof of how the utility billing will be handled in a Homeowners association recorded document.

3. rear yard:

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a. adjacent to an alley:

(1) 5 feet where there are no existing or planned utilities easements required

(2) 10 feet where there exists or are planned future utility easements required

b. with no alley 15 feet or 20% of lot depth, whichever is smaller;

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G.F.

1. front yard: 28 feet;

2. side yard: 10 feet;

3. rear yard: 20 feet or 20% of lot depth, whichever is smaller;



4-1. side yard on flanking street or corner lot: 23 feet.

H.G. Maximum Number of Structures Containing Permitted Use Per Lot: one per lot or as otherwise provided approved for medical facilities herein.

H. Maximum Height of Principle Structures: 30-45 feet.

~~J. Maximum Lot Coverage:~~

- ~~1. detached single family dwelling, childcare, foster care, or medical clinics: 40%.~~
- ~~2. multi-family dwellings, all other permitted uses in the district: 50%.~~

HISTORY  
Amended by Ord. 1023 on 3/14/2000  
Amended by Ord. 1152 on 1/13/2009  
Amended by Ord. 1198 on 10/27/2015

**4-12-4 District Regulations - General Commercial District (C)**

~~A. Intent. This district is intended to provide locations for all retail, commercial, institutional and office uses necessary for a community.~~

~~B.A. Permitted Uses. The following uses may be operated as permitted uses in the district:~~

1. ~~small business machine sales, repair and service;~~
2. amusement place or event center (not to include adult rated book store or uses of similar type),
3. ~~antique shop and store, providing all merchandise is displayed and sold inside a structure;~~
4. ~~apparel and accessory store;~~
5. ~~3. art and art supply stores;~~
6. ~~4. auditorium and similar places of public assembly;~~
7. ~~5. automobile and manufactured home sales, service and repair, new and used;~~
8. ~~auto supply store;~~
9. ~~6. banks and other savings and lending institutions;~~
10. ~~barber and beauty shops;~~
11. ~~bicycle shop;~~
12. ~~books and stationery store;~~
13. ~~business and technical school and school for photography, music and dancing;~~
14. ~~carpenter and cabinet shop;~~
15. ~~church and parish house;~~
16. ~~cigar and tobacco store;~~
17. ~~7. clothing and costume rental;~~
18. ~~8. commercial recreational use facility;~~
19. ~~9. commercial storage facilities;~~
20. ~~custom dressmaking, furrier, millinery, or tailor shop;~~
21. ~~delicatessen and catering establishment;~~
22. ~~department store;~~
23. ~~drug store and prescription shop;~~
24. ~~dry good and notion store;~~
25. ~~dry cleaning and laundry establishment,;~~
26. ~~electric repair shop (household appliances);~~
27. ~~10. fire station, police station and jail;~~

- ~~28. fix-it shop (radio, television, and small household appliances repair);~~
- ~~29. florist and gift shop;~~
- ~~30. furniture and home furnishing store;~~
- ~~31. garden shop;~~
- ~~32.11.garage (public and private);~~
- ~~33.12.gasoline filling station;~~
- ~~34. greenhouse and nursery (place where young trees or other plants are raised for experimental purposes for transplanting, or for sale);~~
- ~~35. grocery store (including retail meat markets and produce stores);~~
- ~~36. hardware store;~~
- ~~37. hobby, stamp and coin store;~~
- ~~38.13.hotel and motel and other temporary lodging accommodations;~~
- ~~39. household appliance store;~~
- ~~40. implement sales and service;~~
- ~~41. interior decorator's shop;~~
- ~~42. jewelry and metal craft store;~~
- ~~43. leather goods and luggage store;~~
- ~~44.14.library and museum;~~
- ~~45. lock and key shop;~~
- ~~46. lumber yard;~~
- ~~47. mail order catalog store;~~
- ~~48.15.medical, dental and health clinic;~~
- ~~49. medical and orthopedic appliance store;~~
- ~~50. messenger or telegraph service station;~~
- ~~51.16.mortuary/crematory~~
- ~~52. music instrument sales and repair shop;~~
- ~~53. music studio, radio and television store;~~
- ~~54. newspaper office;~~
- ~~55. newsstand;~~
- ~~56.17.offices and office structure including professional services;~~



- ~~57. office supply and office equipment store;~~
- ~~58. optician and optometrists shop;~~
- ~~59. package liquor store;~~
- ~~60. paint store;~~
- ~~61.18. parking of vehicles;~~
- ~~62. pawn shop;~~
- ~~63. pet shop;~~
- ~~64. photographic equipment and supply store;~~
- ~~65. photographic studio;~~
- ~~66. picture frame shop;~~
- ~~67. plumbing shop;~~
- ~~68. printing and publishing house (including newspapers);~~
- ~~69.19. private club, fraternity, sorority and lodge;~~
- ~~70.20. public or private school for elementary or secondary education;~~
- ~~71.21. radio and television studio including commercial towers permitted as a conditional use;~~
- ~~72. rental store;~~
- ~~22. restaurant, bar and tea room and food service establishments (including "drive-ins");~~
- ~~73.23. Retail establishment;~~
- ~~74. self-service laundry;~~
- ~~75. sewing machine store;~~
- ~~76. sheet metal shop;~~
- ~~77. shoe store;~~
- ~~78. shoe repair and shoe shine shop;~~
- ~~24. school including public, private, vocational, and higher education;~~
- ~~79.25. short-term rentals~~
- ~~80.26. single & multi-family dwellings;~~
- ~~81. sporting and athletic goods store;~~
- ~~82. tailor shop;~~
- ~~83. tavern or lounge;~~
- ~~84.27. theater, including drive-in theater;~~

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85. tire repair shop;

86. tinsmith shop;

~~87. toy store;~~

~~88. travel agency;~~

~~89. variety store and shop;~~

~~90.28~~ veterinary clinic, providing all animal runs or observation pens are completely enclosed;

~~91. vocational school;~~

~~92. wallpaper store and shop;~~

~~93. watch repair shop;~~

~~94.29~~ wholesale establishment;

~~95.30~~ essential public utility and public service installation;

C.B. related uses of similar type as determined by the Board of Adjustment;

D.C. Minimum Area of Lot: ~~None~~ 3,750 square feet

E.D. Minimum Width of Lot: 30 feet on public street excepting Main Street where original Town of Lander lots were platted at 25 feet wide.

F.E. Minimum Setback Requirements for Principal Structures:

1. front yard: 8 feet; excepting Main Street where original Town of Lander lots were platted and constructed with no setback

2. side yard

a. on flanking street on corner lot: 8 feet

Commented [RSF10]: Add utility language

a.b. no setback required where there are common wall buildings that meet all currently adopted building codes provided there are no existing or platted utility easements.

~~2.3.~~ When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of the residential district shall be required, ~~otherwise no setbacks would be required.~~

~~3.4.~~ When a parcel of ground or lot adjoins a residential district at the rear yard, a six foot high solid wall/fence or other approved buffer shall be required.

G.F. Maximum Height of Structures: ~~45~~ 55 feet

H.G. Conditional Uses:

1. Recreational vehicle and campground district (see district regulations 4-13-01);

2. gaming (subject to the mandatory conditions et forth in 4-16-1; and the off-street parking requirement of 4-11-10(C);

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- 3. commercial communications towers and antennas;
- 4. Child Care;
- 5. Foster care

~~6.~~ related uses of similar type as approved by the Board of Adjustment  
~~H. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use;~~

~~I. Maximum number of structures containing an accessory use: no limit~~

~~1. Commercial Districts are exempt from placement permits under Section 4-11-8, Portable and Temporary Storage Structures.~~

~~I-J. Maximum number of structures containing permitted use: no limit~~

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HISTORY

Amended by Ord. 1023 on 3/14/2000

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

**4-12-5 District Regulations - Manufacturing And Light Industrial District (M-1)**

A. Intent. This district is intended to allow a compatible mixture of light industrial uses which do not require intensive land coverage, generate large volumes of traffic or create obnoxious sounds, glare, dust or odors. District regulations insure compatibility with adjacent or nearby residential areas.

B. Permitted Uses. The following uses may be operated as permitted uses in this district:

- 1. airport;
- 2. ~~animal hospital, providing it is completely enclosed in a structure;~~
- 3. assembly or fabrication from component parts or from materials already processed or manufactured into their final usable state;
- 4. armory;
- 5. automobile sales, service and repair;
- 6. ~~bottling plant;~~
- 7-6. for structure for material storage or sales (except for ready-mix concrete);
- 8. ~~carpenter, cabinet, plumbing or sheet metal shop;~~
- 9. ~~contractor's yard for vehicles, equipment and supplies;~~
- 10. ~~dry cleaning or laundry plant;~~
- 11-7. fire station;
- 12-8. frozen food locker;
- 13-9. grain elevator and feed mill;
- 14. ~~grain elevator;~~
- 15-10. greenhouse and plant husbandry;

46.11.laboratory;

47.12.machinery and implement sales, service and repair;

48. monument making and sales;

49. motor vehicle sales, service, repair and storage;

- ~~20-13~~ mortuary/crematory
- ~~21-14~~ oil field supply sales and storage;
- ~~22-15~~ office including commercial, industrial and professional;
- ~~23-16~~ police station;
- ~~24- printing and publishing;~~
- ~~25-17~~ parking or storage of vehicles, towing yards not to include crushing and dismantling;
- ~~26-18~~ radio or television transmitting station including communication towers and Antennas permitted as a conditional use;
- ~~27- railway right-of-way;~~
- ~~28-19~~ restaurant, bar, and food establishment;
- ~~29-20~~ storage of used material, auto wrecking, salvage, paper, scrap, bottles or rags;
- ~~30-21~~ truck, bus, or-rail or other transportation terminal;
- ~~31- upholstering shop;~~
- ~~32-22~~ veterinarian clinic,
- ~~33-23~~ vocational or training school;
- ~~34-24~~ warehousing or storage;
- ~~35- welding shop;~~
- ~~36-25~~ wholesaling wholesale establishment;
- ~~37-26~~ public utility and public service installation.
- ~~38-27~~ single Family Dwelling lived in by the owner, caretaker or watchman.

C. Conditional Uses.

1. Commercial Communications Towers and Antennas;
2. Junk Yard
3. Any other manufacturing or industrial use judged by the Board of Adjustment to be no more detrimental to adjacent properties than any of the same type and character as the permitted uses listed above.

D. Permitted Accessory Uses. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use;

D.E. Maximum number of structures containing an accessory use: no limit

E.F. Minimum Area of Lot: None-3,750 square feet.

F.G. Minimum Width of ~~Lot: None~~ 30 feet.

G.H. Minimum Setback Requirements: Add side yard and utility easement language here when a parcel of ground or lot adjoins a residential district an eight foot high solid fence or other approved buffer shall be required.

H.I. Maximum Height of Structures: None.

I.J. Maximum Number of Structures Containing Permitted Use Per Lot: None

HISTORY

Amended by Ord. 1152 on 1/13/2009

Amended by Ord. 1198 on 10/27/2015

**4-12-6 District Regulations - Public Land District (P-L)**

A. Intent. This district is intended to provide for the proper location of necessary public utilities, facilities and activities both for the existing and future urban area.

B. Permitted Uses. The following uses may be operated as permitted uses in the district:

- 1. essential public utility and public service installation;
- 2. governmental structures;
- 3. public schools;
- 4. public parks and recreational facilities;
- 5. Healthcare facilities;
- ~~6.~~ Airport;
- ~~6-7.~~ Publicly owned bus, rail, or other transportation terminal
- ~~7-8.~~ Parking lot.

C. Conditional Use.

- 1. Commercial Communications Towers and Antennas
- ~~2. Any other public facility or activity judged by the Board of Adjustment to be in harmony with the intent of the district.~~

~~3-2.~~ Childcare;

~~3.~~ Foster care;

4. Educational facilities

5. Other uses of a similar type as approved by the Board of Adjustments

D. Accessory Use. Any use which complies with all of the conditions set forth under Section 4-11-8 may be operated as an accessory use to a permitted use.

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D.E. Maximum number of structures containing permitted use: No limit

E.F. Minimum Area of Lot: ~~None~~ 3,750 square feet

F.G. Minimum Width of Lot: ~~None~~ 2530 feet

G.H. Minimum Setback Requirements for Principal Structures:

1. front yard: 8 feet;
2. side yard ~~on flanking street on corner lot:~~ 8 feet provided that there are no existing or platted utility easements.
3. When a lot or parcel of ground in the district adjoins a residential district, the setback requirements that apply to the yard area of the residential district shall be required, ~~otherwise no setbacks would be required.~~
4. When a parcel of ground or lot adjoins a residential district at the rear yard, an eight foot high solid fence or other approved buffer shall be required.

Commented [RSF11]: Add utility easement language.

H.I. Maximum Height of Principle Structures: None

I.J. Maximum Number of Structures Containing Permitted Use Per Lot: None

HISTORY

Amended by Ord. 1041 on 4/10/2001  
 Amended by Ord. 1093 on 4/26/2005  
 Amended by Ord. 1152 on 1/13/2009  
 Amended by Ord. 1198 on 10/27/2015

**4-12-7 Regulating And Restricting The Height Of Structures And Objects In The Vicinity Of Hunt Field Airport**

Commented [RSF12]: Use TO suggestions and reference FAA requirements

Intent. This Ordinance is adopted pursuant to the authority conferred upon the City by Section 10-5-301, Wyoming Statutes, 1977, as amended. It is hereby found that an airport hazard endangers the lives and property of users of Hunt Field Airport, a Municipal airport, and property or occupants of land in its vicinity, and also if the obstruction type, in effect reduces the size of the area available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of the Hunt Field Airport and the public investment therein. The City of Lander declares that:

- A. that the creation or establishment of an airport hazard is a public nuisance and an injury to the region served by Hunt Field Airport;
- B. that it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of airport hazards be prevented; and
- C. that the prevention of these hazards should be accomplished, to the extent legally possible, by the exercise of the police power without compensation;
- D. that both the prevention of the creation or establishment of airport hazards and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which political subdivision may

raise and expend public funds and acquire land or interest in land;