



CITY OF LANDER
BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, July 17, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join Zoom Meeting

<https://us06web.zoom.us/j/82321053374?pwd=iGzJovdRybuQ0Sf7Vvb4SqW6HmtD7L.1>

Meeting ID: 823 2105 3374

Passcode: 777073

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

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF MINUTES

A. **BOARD OF ADJUSTMENT MINUTES** of June 5, 2025

B. **SPECIAL MEETING MINUTES** of June 25, 2025

3. BOARD OF ADJUSTMENT - NEW BUSINESS

A. CU 25.05 Short Term Rental, 445 Amoretti, Ellis

B. CU 25.09 Short term rental, 965 N 1st, Winkler

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Interview applicants for open Board Member

A. Averill

B. Greene

Make a recommendation to Council for filling the Vacancy

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT

CITY OF LANDER

BOARD OF ADJUSTMENT & PLANNING COMMISSION MEETING

Thursday, June 05, 2025 at 6:00 PM

City Council Chambers, 240 Lincoln Street

MINUTES



Attendance: Chair Zach Mahlum was excused. Present was Tom Russell, Kara Colovich, Chris Savan, Rob Newsom, and Joe Henry. City Attorney Adam Phillips, Council Liaisons John Larsen, Recording Secretary RaJean Strube Fossen

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

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

2. APPROVAL OF MINUTES

A. BOARD OF ADJUSTMENT MINUTES of May 15, 2025

Tom moved to accept the minutes. Seconded by Joe. Motion passed.

3. BOARD OF ADJUSTMENT - NEW BUSINESS

4. BOARD OF ADJUSTMENT - OLD BUSINESS

5. PLANNING COMMISSION - NEW BUSINESS

A. Public Comment on Title 4 Ordinance - Chuck Johnson

Chuck Johnson, Lander, Took the oath. He stressed to the Board that he would like to see changes to the existing ordinance. 377 Canyon is a two story house on a narrow lot. He feels that a 2-story house should not be allowed that close to a 1 story house. He has concerned with the off-street parking at new multiplexes at 644 Popo Agie. Much of the parking for the unit is in the alley and he thinks that is unacceptable. He cites that winter conditions and snow buildup may push the cars to the street in the winter months resulting in crowded streets in a school zone. He hopes all the parking on the new subdivision on 9th and Lincoln will have off street parking from the streets and not the alley.

B. Z 25.01 Rezone a 12.14 acre parcel on Smith Creek Road from R-5 Residential to A Agricultural Zone - Leafgreen

Jeff Leafgreen took the oath and described that he would like to rezone his property Ag in lieu of the existing R-5. The intent is to sell the entire 12.14 acre parcel to one new owner that does

not have housing development in mind. He has an interested buyer for a single home and to grow trees.

Kara asked if the future use would be a nursery. Jeff speculated that it will be like the owners operations currently in South Industrial Park. Kara asked the owner to describe the existing road. He stated that this is a single lane, unpaved road, right through the middle of his property.

RaJean explained two handouts to the commissioners. One showed the zoning districts directly adjacent to the Leafgreen property showing it is bordered by commercial, Ag, R-3 districts. The second handout showed the suggested Master Plan future growth areas. The proposed property is mostly in Priority area 3 which indicates that it may have more difficulty in making all water, sewer and street infrastructure improvements required for subdivisions.

Robbie Zuspan, 23 Smith Creek, took the oath. He stated that the neighbors have had problems with the road maintenance. Neighbors try to maintain the end past the apartments and the City provides minimal assistance to maintain the first section up past the apartment complexes.

Jerome Lord, 23 Smith Creek, took the oath. He appreciates the need for the owner to sell property but doesn't know that it is necessary to rezone a property for an individual owner. Any future change in the area increases the traffic on Smith Creek Road.

RaJean read the written comment from Michael Coyne stating concerns on the road for overcrowding and minimal maintenance. He would like a better explanation of the proposed future use of the Land. The owner responded that he could not speculate on the final uses from a new owner.

Rob asked the City if the area could support R-5 level of density for infrastructure. RaJean noted that it can support higher density but that the infrastructure cost is all the responsibility of the owner. She verified with the owner that he withdrew his original subdivision application due to the increasing cost of his proposed development.

Rob asked if it is common for the city to not make a recommendation. RaJean discussed that is has been done both ways in the past. City staff did not comment due to the fluctuations in the new Master plan recommendations and the evolving City Council priorities while they are working on a new strategic plan. John said housing opportunity is still a priority for him but could not speak for the entire council.

Tom verified with Leafgreen why he withdrew his original plat. He stated that rising cost was the main factor.

Chris moved to approve Z 25.01, seconded by Tom. Motion carried to 3 to 1 with Kara not voting (as is the Chair's prerogative). Rob stated that he voted no due to his priority for retaining housing opportunity.

RaJean informed the owner that the re-zoning request will be recommended for approval to City Council at a future meeting. A rezoning request will take 3 readings before council and another public hearing to be approved.

C. S 25.06 Skiba Addition and V 25.01 Variance request, 1498 Sinks Canyon Road, Skiba

Andy and Jill Skiba took the oath and described their plans to take two parcels and reconfigure them into 3 lots with City water and sewer services. They would like to keep their existing

house and then sell lots to the north and south. They have requested a variance from putting in Streets, Curb and Gutter.

Charles Plymale took the oath. He owns adjacent lots down gradient of the lots. They have had drainage problems with sandstone ditch and is worried that this subdivision will make the problem worse. Water flows across the proposed lot 2 and makes it to Wendy Street, which doesn't currently drain properly. Wendy street ponds and they have winter icing problems. He would like proper drainages put in place.

Jill commented that she has not noticed ponding water on their property during their ownership.

Mathew Graf, Wendy street, took the oath. He also mentioned the problem on Wendy Street where the road is breaking up and the existing drainage easement is not very functional. He asked if extra drainage will be added to address the existing problems.

Larry Laguardia, Wendy Street, took the oath and asked if there has been an Environmental study. RaJean replied that applicants have to attest that there are no hazardous materials and no hazardous activities, but an environmental report is not required of an applicant.

Clark Hanson, Goodrich, took the oath. He noted that the existing ditch and ditch culvert in the area has overflowed and flooded local basements. He said a local contractor built a berm at the back of Goodrich subdivision and further changed the natural flow. The same contractor then put in a French drain that compounds the problem for the pavement on Goodrich. He suggests something should be done with the ditch.

Larissa Plymale, neighbor, took the oath. They own an empty lot with existing infrastructure taps and wants to make sure there is enough capacity to serve their holdings and additional homes. RaJean responded for Hunter Roseberry. She stated that during the pre-plat meetings the City took elevation and pressure readings on the existing water supply lines determining there was adequate pressure for all services. Ms. Plymale also cited the NRCS soils report indicating that additional fill on these lots may increase the sedimentation on their private lots.

Andy responded that he does not have knowledge of the future building permit requirements based on soil types. Jill and Andy reported that they are trying to be mindful with putting in only the one 1.25-acre lot where the current zone will allow 4 lots with 4-plexes. The subdivision will have a homeowners organization with guidelines for restricted development. The owners stated that they do not want real dense housing in their current neighborhood either. Ms. Plymale restated that she is concerned about the 35% sandy soils and steep slopes where future structures may result in putting sediment on their lots. Member Chris Savan reported that DEQ regulates drainage issues if the speaker is interested in looking further into the regulations.

Marcia Roundtree, Wendy Street, took the oath. The irrigation ditch mentioned earlier goes across their lot. The City Engineer has been contacted about the issue and she believes that the cul-de-sac has subsided 2" in the last year. She attributes that movement to the bentonite clay in the soil profile. She feels that everyone in the cul-de-sac will suffer with any changes in the drainage or development in the area. She reported that her and the neighbors have consulted with the City Engineer and got some ideas for a local remedy from storm flows and rain and snow melt events. Ms. Graf is also worried about adding pipes to old infrastructure that will further tax the system and reduce water pressure. She reiterated that there are no (storm)

drains in the subdivision on Wendy Street. Ms. Graf asked the City what is allowed in an R-2 district? RaJean responded that currently there can be an unrestricted number of families under one roof. The proposed ordinance changes that failed last fall were meant to restrict the number of families under one roof to 4 but that did not pass. She verified that the owner will have covenants from the homeowners organization that will restrict the development to less than what is allowed in R=2.

Mary Graf, Wendy Street, took the oath. When they purchased their property they were informed that the property had flooded in the past and been remediated. She is concerned that this could happen again. They have talked to Public Works Staff but have not seen any changes. Joe asked if the drainage problems is an engineering problem or a City problem. RaJean reported that the City Public Works staff acknowledges that a drainage problems exists but she would not speculate as to the root of the problem. Chris agrees that drainage issues on Wendy Street is not a problem that the owners of the Skiba subdivision can address.

RaJean read the City recommendation letter stating that there needed to be some label and easement changes made to the plat for County and City approval. City recommends the approval of the variance because the City cannot require improvements on a State Highway.

Chris moved to approve S 25.06 with the City recommendations. Rob seconded. Motion passed 5-0 with the chair not voting. RaJean explained to the owners that this subdivision will be recommended for approval on the June 10th City Council agenda. If approved it will take a few weeks to get the final plat and deeds before they could sell a lot.

D. S 25.07 Amorettis 2nd addition, Blk 95, lots 3-5 replat, Scott, lot line adjustment

Dave Fehringer, agent for the Scotts, took the oath. Member Chris recused himself from the vote as the plat is represented by his employer. The agent described the reason for the lot line change between the owner's property and the mother's property is because the owner is planning on making improvements to the existing house that will only meet setbacks if the lot line is changed.

Tom verified if the house is on one or two lots. The agent stated that the second lot is currently vacant. Tom asked why there is a dog-leg in the lot line. Dave responded that the current line meets the ordinance for a 50-foot lot frontage. There are currently no buildings over the lot lines.

Discussion were held to clarify if the subdivision is keeping 3 lots or if one of the lot lines can be abandoned. RaJean confirmed that owners can either abandon a lot line by building over it (which deems it vacated and taxable as a single lot) or an owner can simply abandon an existing lot line within a subdivision plat.

RaJean read city recommendation to approve the plat with some changes that the engineer has already made.

Joe moved to approve S 25.07, Tom seconded. Motion passed 4-0-1 with one abstention by Chris and the chair not voting. RaJean updated the agent that the recommendation for approval will be on June 10th council meeting.

6. PLANNING COMMISSION - OLD BUSINESS

7. ADJOURNMENT

Meeting was adjourned at 7:15 pm.



CITY OF LANDER
SPECIAL MEETING OF THE BOARD OF ADJUSTMENT &
PLANNING COMMISSION

Wednesday, June 25, 2025 at 6:00 PM
City Council Chambers, 240 Lincoln Street

AGENDA

Join from PC, Mac, iPad, or

Android: <https://us06web.zoom.us/j/87464648975?pwd=OlgoBltfbj1lxj3a1tUxZr7Ew40do.1Passcode:608302>

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

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

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2. BOARD OF ADJUSTMENT - NEW BUSINESS

A. Appeal 2025-01 - Certificate of zoning compliance issued April 21, 2025

3. ADJOURNMENT



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

Section 3, Item A.

For Office use only: Case # CU 25.05
 Date Received 6/4/25 Date Fee Paid 6/4/25 BOA Hearing Date _____
 Existing zone designation R-2 Applicable Section of zoning code 4-12-3, 46-1

Name of Applicant Julie R Ellis Email _____
 Address 445 Amoretti St Phone 307.349.0905

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)
445 Amoretti

Present Zoning District of Property R-2 Current zoning use of the property R-2

Proposed Zoning District no change Proposed zoning use of property _____

Legal Description of Property (Street address, subdivision lot and block numbers, or attached a Legal description prepared by a surveyor)
Lots 5, 6 Riverside Addition

- Check Conditional Use Type below Airbnb
- | | | |
|---|--|---|
| <input type="checkbox"/> Child Care/preschool | <input type="checkbox"/> RV campground | <input type="checkbox"/> Restaurant |
| <input type="checkbox"/> Home Business | <input type="checkbox"/> Clinic/nursing home | <input type="checkbox"/> Gaming |
| <input type="checkbox"/> Bed/Breakfast | <input type="checkbox"/> Professional office | <input type="checkbox"/> Communication tower |
| <input checked="" type="checkbox"/> Short term Rental | <input type="checkbox"/> Mortuary/crematory | <input type="checkbox"/> Junkyard |
| <input type="checkbox"/> Group/foster home | <input type="checkbox"/> Motel | <input type="checkbox"/> Other, Explain _____ |

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)
RANDOM RENTALS ALL PARKING IS OFF THE STREET
PROPERTY IS FENCED
4 BED ROOMS UP TO 8 GUESTS YES PETS ARE ALLOWED

Explain why your conditional use will not adversely affect your neighborhood
THEY WILL NOT HAVE CONTACT WITH OUR NEIGHBORS.
STANDARD AIRBNB CONTRACT AND RULES



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

Section 3, Item A.

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

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

Signature of applicant *Jessie B. Ellis* Date 6-4-25

Signature of owner *Jessie B. Ellis* Date 6-4-25



Layers	Info
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1 Parcel(s)	Zoom to parcel(s)
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- Parcel: 33991812500400
- Account#: R0006623 Property Detail
- Tax ID: 00000000006617 [Property Taxes](#)
- Plat: RIVERSIDE ADDITION
- Lot: 05,06
- Owner: ELLIS DONALD L LIVING TRUST DTD
06/14/2016 ELLIS JULIE LIVING TRUST DTD
06/14/2016
- Mail Addr: C/O ELLIS DONALD OR ANGIE PO BOX
747
- Mail Addr: LANDER, WY 82520-0747
- St Addr*: 445 AMORETTI ST
- Deed: 1447477 (05/052023)
- Location: RIVERSIDE ADDN BLK 61 LOTS 5-6
QCD 2016-1388290 AFF 2023-1447477
- Tax Classification: Residential
- 0.34 acres, 15,000 square feet

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



City of Lander Board of Adjustments and Planning Commission

July 11, 2025

City Staff Comments on CU 25.05, Short-term rental, 445 Amoretti, Ellis

City staff received no written public comment on this conditional use request as of the date of this letter. This application was generated in response to the owner receiving a letter from the planning department inquiring if the owner was operating a short-term rental.

Owner states that the detached accessory building is not included in the rental, but the large driveway is available for off-street parking. The short-term rental application is in order and meets all the requirements for off-street parking.

Owner is aware of the requirement to pay WY lodging taxes, and the annual fire inspection required to maintain the Conditional Use permit.

City staff recommend approval of permit CU 25.05 conditional on the following.

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

RaJean Strube Fossen

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

Section 3, Item B.

For Office use only: Case # CU25.0A
 Date Received 6/19/25 Date Fee Paid 6/20/25 BOA Hearing Date 7/17/25
 Existing zone designation _____ Applicable Section of zoning code 4-6-1-4-12

Name of Applicant Andrew Winkler Email andrewwinkler@gmail.com
 Address 965 N 1st St, Lander WY 82520 Phone (307) 354-3201

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)
965 N 1st St, Lander WY 82520

Present Zoning District of Property _____ Current zoning use of the property _____

Proposed Zoning District _____ Proposed zoning use of property _____

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

Check Conditional Use Type below

- | | | |
|---|--|---|
| <input type="checkbox"/> Child Care/preschool | <input type="checkbox"/> RV campground | <input type="checkbox"/> Restaurant |
| <input type="checkbox"/> Home Business | <input type="checkbox"/> Clinic/nursing home | <input type="checkbox"/> Gaming |
| <input type="checkbox"/> Bed/Breakfast | <input type="checkbox"/> Professional office | <input type="checkbox"/> Communication tower |
| <input type="checkbox"/> Short term Rental | <input type="checkbox"/> Mortuary/crematory | <input type="checkbox"/> Junkyard |
| <input type="checkbox"/> Group/foster home | <input type="checkbox"/> Motel | <input type="checkbox"/> Other, Explain _____ |

Describe your conditional request (Hours of operation, off-street parking, traffic patterns, fencing, etc.)
 When we are not at the home, we rent our house to 1-4 short term guests via Airbnb. We do not allow any pets, no parties and

only parking off street in designated parking in front of garage. Quiet hours begin at 9pm. Our adjacent neighbors, Wendy Elias and Coleman Griffith keep an eye on the place and have reported friendly guests with no problems. We will live in this home year round soon.

Explain why your conditional use will not adversely affect your neighborhood

Most of our guests are visiting for vacation to recreate in the Sinks or for local contracting or nursing. We recommend our guests to visit local restaurants and retails shops and also have local fresh bread (Jinks Bakery) delivered to the home for them to enjoy. We have a local housekeeper and lawn maintenance to routinely care for the home, as well as neighbors go to the home to check in. Our house rules are strict and our measures keep things quiet.

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

Section 3, Item B.

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

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

Signature of applicant Andrew P. White Date 6/19/25

Signature of owner Andrew P. White Date 6/19/25



Gmail

Fwd: Bread delivery

a w <yamahito25@yahoo.com>

To: Andrew <andrewpwinkler@gmail.com>

Thu, Jun 19, 2025 at 10:30 |

From: Jake Perkinson < >

Date: June 13, 2025 at 4:45:48 PM EDT

To: a w < >

Subject: Re: Bread delivery

To whom it may concern,

I have delivered bread to different guests renting at 965 N 1st on several occasions. Each time I encountered respectful and quiet groups who did not negatively impact the neighborhood.

Best regards,

Jake Perkinson



City of Lander Board of Adjustments and Planning Commission

July 11, 2025

City Staff Comments on CU 25.09, Short-term rental, 965 N 1st, Winkler

City staff received no written public comment on this conditional use request as of the date of this letter. This application was generated in response to the owner receiving a letter from the planning department inquiring if the owner was operating a short-term rental.

Owner states this property is used as a second residence when they are in town and the neighbor can be called on to watch the property in their absence. The short-term rental application is in order and meets all the requirements for off-street parking.

Owner is aware of the requirement to pay WY lodging taxes, and the annual fire inspection required to maintain the Conditional Use permit.

City staff recommend approval of permit CU 25.09 conditional on the following.

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

RaJean Strube Fossen



CITIZEN BOARD EXPRESSION OF INTEREST FORM

Name: Kathleen Averill Date: 07/01/2025

Street Address: 830 Amoretti Street

Mailing Address (if different): PO Box 437

Business Phone: N.A. Home Phone: 307.332.1636

Email Address: ask2004@charter.net

Years as a Resident of Lander : 58

Occupation: Legal Assistant Employer: N.A.

What board/committee are you applying for? Planning Commission/Board of Adjustment

Please list any current/previous civic or professional organizations and in what capacity: Currently the Secretary & member of the board of the Lander Valley Sportman's Association which supports and encourages participation in the shooting sports, provides youth shooting instruction to younger generations, and sponsors state & regional shooting events as well as sending competitors to same.

Please list any City boards/committees (if any) that you currently serve on:

None

Why would you like to serve? (Please discuss specific interest.)

To provide the citizens of Lander a voice in how their town is to be developed. To make sure that the growth & development of Lander does not unnecessarily detract from Lander's character and uniqueness, nor runs afoul of code & state statutes. To make sure that all planning decisions, changes to code, and long-range goals are carefully thought out & presented in a transparent and truthful manner to the public at large.

What special skills, training, or experience do you have that would be pertinent to this board position?

I have been interacting with the Planning Commission/Board of Adjustment for over a decade & have determined that there is room for improvement & a change in direction. I can read the English language with comprehension and, after eighteen years as a legal assistant I have developed an ability to read the law and understand it without crossing that fine line of interpreting it, in violation of the "unlawful practice of law."

Please return the form to: 240 Lincoln St, Lander, WY 82520

This is considered public information and may be requested by news media and/or discussed in public meetings. Wyoming Public Records Act, W.S. § 16-4-201 et seq.

Signature: Kathleen Averill



CITIZEN BOARD EXPRESSION OF INTEREST FORM

Name: Mary Greene Date: June 27, 25

Street Address: 377 Cliff St, Lander, WY 82520

Mailing Address (if different): _____

Business Phone: 438-9247 Home Phone: 332-1313

Email Address: maryjoynergreene@gmail.com

Years as a Resident of Lander : 14

Occupation: Executive Director Employer: Lander Community Foundation

What board/committee are you applying for? Planning Commission

Please list any current/previous civic or professional organizations and in what capacity:

I have served on the boards of the Lander Art Center, Lander Womentum, Lander Presents, and am an active volunteer in Lander for many events taking place year-round. I was recently on the LIFT committee.

Please list any City boards/committees (if any) that you currently serve on:

None

Why would you like to serve? (Please discuss specific interest.)

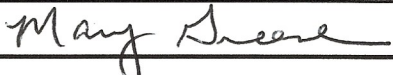
I love this town and the vibrant community that calls Lander home. The diverse experiences, ages, and walks of life that make up our population are what give this place its unique character. I care deeply about how we can best support both current and future residents—with appropriately scaled housing, ample green spaces, and thoughtful economic development that helps sustain our shared prosperity.

What special skills, training, or experience do you have that would be pertinent to this board position?

When I commit to serving on a board or committee, I take the role seriously. I show up as an active participant, an engaged listener, and a thoughtful leader within the community. In my professional life, I regularly navigate difficult conversations and bring experience in finding solutions and common ground across sectors.

Please return the form to: 240 Lincoln St, Lander, WY 82520

This is considered public information and may be requested by news media and/or discussed in public meetings. Wyoming Public Records Act, W.S. § 16-4-201 et seq.

Signature: Mary Greene 

Thank you for your interest in the Lander Planning Commission and Board of Adjustments. These are volunteer positions which are appointed by the Lander City Council with the approval of the Mayor. Members are appointed to the Planning Commission and Board of Adjustments for a three year term. Meetings are the first and the third Thursday of the month.

In order to assist applicants in understanding the workings of the two groups, some background is useful. The members of the Planning Commission (PC) also make up the membership of the Board of Adjustments(BOA) but the PC and the BOA have different functions. The duties and authority of the PC are found in Lander Municipal Code Section 4-7-2 available at [City of Lander : Municipal Code \(municipalcodeonline.com\)](http://City of Lander : Municipal Code (municipalcodeonline.com)). The BOA duties and authority are found in Code section 4-5-2. The BOA determines appeals including requests for zoning variances; see Wyoming State Statute 15-1-608. Section 15-1-608(2)(b) provides the limited circumstances under which a variance can be granted. The PC and the BOA are only authorized to review matters in response to a property owner's request; neither group has enforcement authority.

Knowledge of Municipal Codes 4-5-2 and 4-7-2 and State Statute 15-1-608 is important for the members of the boards.

This questionnaire is designed to provide applicants with an opportunity to further explain their interest in becoming members of the PC and the BOA. Type your response into the form. Please be as brief as possible while being responsive. Please return the completed form to Rajean Strube Fossen at rsfossen@landerwyoming.org by October 19th.

- 1. What is your name, address, telephone number and email address?**

- 2. Why do you want to be on the PC/BOA?**

- 3. What is your vision for Lander?**

- 4. What do you think are the challenges for Lander and how do you think the PC/BOA can address those changes?**

- 5. What experience have you had that you think would assist you in being on the PC/BOA?**

- 6. What would you do if a plan comes before the PC that you think is not compatible with the location or is less than desirable but complies with the code?**