

	CITY OF LANDER		
	SPECIAL REGULAR CITY COUNCIL MEETING		
	Tuesday, August 26, 2025, at 6:00 PM		
	City Council Chambers, 240 Lincoln Street		
	MINUTES		

1. **CALL TO ORDER** Mayor White led the Pledge of Allegiance and called the meeting to order at 6:00 PM. Roll Call. COUNCIL MEMBERS PRESENT: John Larsen, Dan Hahn, Josh Hahn, Julia Stuble, Melinda Cox, Chad Cassady and Mayor Missy White. Declaration of a quorum. STAFF PRESENT: Interim Police Chief Kelly Waugh, Public Works Director Lance Hopkin, Assistant Mayor RaJean Strube Fossen, City Treasurer Charri Lara, City Attorney Adam Phillips, City Clerk Rachelle Fontaine.
2. **APPROVAL OF AGENDA.** The motion was made by Council Member Cox and seconded by Council Member Larsen. Council Members Voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.
3. **PUBLIC HEARING NEW RESTAURANT LIQUOR LICENSE APPLICATION FOR ON-SITE LAUNDRY LLC 680 Main Street, STE C LANDER, WY LOT 11-12, BLK 13, ORIGINAL TOWN OF LANDER COMMERCIAL DISTRICT**

A. Mayor White opened the hearing at 6:02 P.M.

B. Introduced and read. The City Clerk explained that On-Site Laundry submitted the required paperwork for a liquor license and provided all documentation requested by the State of Wyoming. Photos of the applicant’s space were submitted via email, printed, and distributed to each council member. The owners were present in the audience and available to answer questions. No public comments were received regarding the application by the Clerk. The application is now before the council for consideration.

C. Public comment. Charles Woolwine spoke in opposition to granting an additional liquor license, framing the matter as a health and welfare issue. He noted Wyoming’s high suicide rate and the contributing role of alcohol. He cited that Lander has 26 liquor licenses, 19 of which are on Main Street—averaging one every 369 feet. He questioned whether another license would benefit the community’s quality of life and urged the council to deny the request.

D. Mayor White closed the hearing at 6:09 P.M.
4. **PUBLIC HEARING ORDINANCE 2025-09 AN ORDINANCE REZONING ORIGINAL TOWN ON LANDER, BLOCK 29 LOTS 5-10 FROM R-5 MULTI-FAMILY RESIDENTIAL DISTRICT TO C- COMMERCIAL DISTRICT**

A. Mayor White opened the hearing at 6:10 P.M.

B. Introduced and read. Assistant Mayor RaJean Strube Fossen read the proposed ordinance.

C. Public comment. None.

D. Mayor White closed the hearing at 6:12 P.M.
5. **PUBLIC HEARING ORDINANCE 2025-10 AN ORDINANCE REZONING EARL & FARLOW ADDITION, BLOCK 110, LOTS 5-6 FROM R-5 MULTI-FAMILY RESIDENTIAL DISTRICT TO C- COMMERCIAL DISTRICT**

A. Mayor White opened the hearing at 6:12 P.M.

B. Introduced and read. Assistant Mayor RaJean Strube Fossen read the proposed ordinance.

C. Public comment. None.

D. Mayor White closed the hearing at 6:13 P.M.
6. **COMMUNICATION FROM THE FLOOR**

A. Public Comment. None.
7. **MAYOR AND COUNCIL UPDATES**

Council Member J Hahn encouraged the public to support Lander Tigers football.

Council Member Stuble expressed appreciation to Public Works Director Hopkin and his team for preparing crosswalks for school safety and provided a Tree Board update.

Council Member Cox provided updates on LEDA and the Lander Chamber of Commerce and expressed City Park Trees concerns.

Council Member Dan Hahn commented that the fire risk remains high due to dry conditions.

Council Member Cassady reported being unable to attend the recent Planning Commission meeting but noted having productive discussions with staff regarding financial and decision-making processes, as well as a constructive meeting with Public Works.

Mayor White announced that planning is underway for the upcoming 9/11 ceremony. She encouraged council to monitor Riverton's discussions on building a recreation center. She listened to the Legislative Corporations Committee's discussion on public records requests, which may resurface in November. She expressed pride in Lander's transparency efforts, including online meeting access, new Muni code time-tagging, and thorough responses to public records requests.

8. STAFF REPORTS

Interim Chief Waugh provided a follow up on mental wellness.

Public Works Director Hopkin provided an update on Lincoln Street construction.

Assistant Mayor Strube Fossen announced that the city has a table at the Chamber lunch if anyone would like to attend. There will be two housing board appointments at the next meeting.

9. OLD BUSINESS (ACTION ITEMS)

- A. Approve second reading Ordinance 2025-6 an Ordinance Replacing Ordinances 842, 854, and 1015, and Establishing Comprehensive Regulations for the Public and Private Community Forest in Lander, Wyoming

The motion was made by Council Member Larsen and seconded by Council Member Cox.

DISCUSSION: Don Reynolds, representing the Tree Board, provided background on Lander's long history with Tree City USA and emphasized the board's advisory role in promoting, educating, and supporting urban forestry, not in enforcement. He explained the benefits of the board's work and clarified its purpose as advocacy and guidance.

Council Member Stuble presented amendments to Ordinance 2025-6, clarifying appointment authority, duties, and the advisory nature of the Tree Board, including changing the tree inventory requirement from annual to once every five years. Council discussion focused on ensuring homeowner protection, clarifying staff responsibility for enforcement, and maintaining collaboration and transparency.

Council Member Stuble moved to amend Ordinance 2025-6 in accordance with changes presented in the draft provided in the agenda packet, seconded by Council Member Cox. Council Members voting Yea to amend: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

Council Members Voting Yea to approve Ordinance 2025-6 as amended: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

Mayor White commented that the third reading would be in October.

10. NEW BUSINESS (ACTION ITEMS)

- A. Approve first reading of ORDINANCE 2025-09 an Ordinance Rezoning Original Town On Lander, Block 29 Lots 5-10 from R-5 Multi-Family Residential District to C- Commercial District

The motion was made by Council Member Larsen and seconded by Council Member Cox.

DISCUSSION: Council discussed whether rezoning certain R5 lots to commercial aligns with the City's Master Plans. Concerns were raised about the potential loss of R5 zoning and its impact on housing availability, though it was clarified that multi-family housing is also permitted in commercial zones. The property owner, Dan Schultejann, clarified intentions to preserve the lots as a single parcel and restore the existing building, though future use is undecided.

Councilmembers expressed mixed views—balancing the desire to support property owners and commercial growth with the need to protect higher-density housing opportunities.

Council Members Voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Council Members Voting Nay: Stuble. Motion passed.

- B. Approve the first reading of Ordinance 2025-10 an Ordinance Rezoning Earl & Farlow Addition, Block 110, Lots 5-6 from R-5 Multi-Family Residential District to C- Commercial District

The motion was made by Council Member Cox and seconded by Council Member Stuble.

DISCUSSION: Council Members continued the discussion concerning priorities between maintaining R5 zoning for housing versus allowing commercial expansion.

The applicant, Hunter Bregar, explained plans to build two 3,200 sq. ft. shop buildings, partly for Ace Hardware storage and partly for other local business needs. Former owner George Piplica described earlier attempts to develop the lots for housing, which were hindered by location challenges adjacent to commercial uses, and supported rezoning to align with long-standing Main Street commercial growth patterns.

Council Members Voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Council Members Voting Nay: Stuble. Motion passed.

- C. Approve New Restaurant Liquor License Application for On-Site Laundry LLC 680 Main Street, Ste C Lander, Wy Lot 11-12, Blk 13, Original Town Of Lander Commercial District

The motion was made by Council Member Cox and seconded by Council Member D Hahn.

DISCUSSION: Council held an extended discussion on the application for a restaurant liquor license at On-Site Laundry. Questions were raised about whether the number of liquor licenses correlates with alcohol consumption and about the appropriateness of a laundromat serving alcohol. Councilmembers expressed both concern for community health impacts and support for business owners' rights.

The City Attorney clarified that restaurant liquor licenses are governed by state statute, requiring primary revenue from food sales (minimum 60/40 food-to-alcohol ratio). It was also noted that Lander currently has only two restaurant liquor licenses, and there is no statutory limit unless Council sets one by ordinance.

Operational compliance issues were reviewed, including alcohol storage, mixing area visibility, separation of dispensing space from dining, and employee age restrictions. The applicants explained their setup, including use of a divider to conceal drink preparation, alcohol storage practices, and confirmation that no employees under 18 would work in the dispensing area. They also stated this would be their fourth restaurant liquor license, with no prior compliance issues.

Council Members Voting Yea: Larsen, D Hahn, Cox, Stuble, and J Hahn. Council Members Voting Nay: Cassady. Motion passed.

- D. Approve Resolution 1367 Amending the Job Description for Police Chief.

Council Member Stuble proposed amending the police chief job description to emphasize community-facing skills such as public engagement, trust-building, responsiveness, and serving as a media spokesperson. She also recommended requiring prior leadership experience at the rank of lieutenant, captain, or deputy/assistant chief. Council Member Cox raised concerns about excluding qualified candidates from smaller departments, and Interim Chief Waugh clarified that while captains or deputy chiefs are standard in larger agencies, lieutenants in some departments fulfill similar external roles. The council agreed that lieutenant experience should be added as well. Discussion ensued concerning flexibility contained in "C. An equivalent combination of education and experience."

Council Member Stuble moved to amend the Chief of Police job description to include minimum qualifications 1B, and add lieutenant, captain, or assistant deputy chief rank. Seconded by Council Member Cox. Council Members Voting Yea as amended: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

- E. Appoint Mary Greene to the Planning Commission & Board of Adjustment to fill Kristen Yannone's term through December 31, 2026.

The motion was made by Council Member Larsen and seconded by Council Member Cox.

Council Members Voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

- F. Approve payment to QUADIENT INC for postage in the amount of \$1,000.

The motion was made by Council Member Cox and seconded by Council Member Cassady.
Council Members Voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

11. ADJOURNMENT The motion was made by Council Member Stuble and seconded by Council Member Cox. Council Members Voting Yea: Larsen, Cassady, D Hahn, Cox, Stuble, and J Hahn. Motion passed.

Being no further business to come before the Council, the meeting was adjourned at 8:16 PM.

The City of Lander,

ATTEST:

By: _____
Missy White,
City of Lander Mayor

Rachelle Fontaine, City Clerk

The entire meeting is available to view at <https://www.landerwyoming.org/meetings/recent> OR <https://www.youtube.com/@CityofLander>.

CITY OF LANDER MISSION STATEMENT

To provide a safe, stable, and responsive environment that promotes and supports a traditional yet progressive community resulting in a high quality of life.

VISION

Preserving the past, while embracing the future.

The City of Lander is an equal opportunity employer and does not discriminate. Qualified applicants are considered for positions without regard to race, religion, military status, sex, age, national origin, disability, sexual orientation, or other characteristics protected by law.